

AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

February 2, 2017 – 7:30 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the January 19, 2017 Regular Meeting

Item #1

<u>PUBLIC HEARING</u>: MOBILITIE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT & SITE PLAN APPROVAL FOR NEW GROUND EQUIPMENT FOR DISTRIBUTED ANTENNA SYSTEM (DAS)

Consider a request for a Special Use Permit and Site Plan Approval from the Applicant, Carrie Lindenberg of Mobilitie, LLC, for new ground equipment accessory to a distributed antenna system (DAS) at 19100 Ridgeland Avenue within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground lease area. The proposed DAS will provide improvements to cellular service within the vicinity.

Item #2

<u>WORKSHOP</u>: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION XII: LEGACY CODE)

Continued discussion per direction of the Village Board and the Plan Commission regarding the Legacy Plan and Legacy Code, including the following topics:

- Streel Level Commercial Requirements
- Permitted, Special, and Prohibited Land Uses
- Landscape buffers
- Scrivener's errors related to legal descriptions and District boundaries

NO ACTION WILL BE TAKEN ON THE PROPOSED TEXT AMENDMENTS DURING THIS MEETING.

Item #3

<u>WORKSHOP</u>: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Continued discussion regarding proposed Text Amendments to the Village's Sign Regulations.

NO ACTION WILL BE TAKEN ON THE PROPOSED TEXT AMENDMENTS DURING THIS MEETING.

Good of the Order

Receive Comments from the Public Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JANUARY 19, 2017

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 19, 2017 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold

John Domina Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski

Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the regular meeting of the Plan Commission for January 19, 2017 at 7:30 p.m.

COMMISSIONER MOYLAN made a request to speak to the Commissioners prior to beginning the meeting. He noted that the Commission is still in the process of getting to know each other and understanding their individual interests and strengths. He asked that everyone be patient and show respect for each other since they all of the best interest of the Village in mind as they consider the issues before them.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the January 5, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER DOMINA, seconded by COMMISSIONER STANTON, to approve the Minutes as

presented. The motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the motion approved.



TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

ITEM#1: WORKSHOP: MOBILITIE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT &

SITE PLAN APPROVAL FOR NEW GROUND EQUIPMENT FOR DISTRIBUTED

ANTENNA SYSTEM (DAS)

Consider a request for a Special Use Permit and Site Plan Approval from the Applicant, Carrie Lindenberg of Mobilitie, LLC, for new ground equipment accessary to a distributed antenna system (DAS) at 19100 Ridgeland Avenue within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground lease area. The proposed DAS will provide improvements to cellular service within the vicinity.

Present were the following:

Plan Commissioners: Kevin Bergthold

Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest(s): Carrie Lindenberg, Mobilitie, LLC

Sekhar Kota, Mobilitie, LLC

Dennis Murphy, Terra Consulting, Ltd.

Dominic Kowalczyk, Construction Concepts of Illinois

CHAIRMAN MATUSHEK opened the Workshop for the Site Plan Approval and a Special Use Permit for a Distributed Antenna System (DAS) at Hollywood Casino Amphitheatre at 19100 Ridgeland Avenue.

STEPHANIE KISLER, Planner I, presented the Staff Report. The Applicant, Carrie Lindenberg of Mobilitie, LLC, has requested a Special Use Permit and Site Plan Approval for new antennas and ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre). She noted the proposed Distributed Antenna System (DAS) will be mounted on the existing Amphitheatre structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required for the proposed ground equipment accessary to the DAS.

MS. KISLER noted this is not a new cell tower, but it will increase the cellular signal at the Amphitheatre. There are two (2) carriers at this time, T-Mobile and Verizon, and they are currently working on a third. She showed images of the existing site and the location of the light poles where five (5) antennas will be mounted. The proposed antennas would be attached at a height of twenty to twenty-five feet. The base of the light pole would have a power source, which would be enclosed by a fence. She also explained the location of the proposed ground equipment shelter and noted the Applicant plans to install landscape screening and privacy fencing around the shelter. An updated Landscape Plan has been presented to the Village and is currently being reviewed by the Village Landscape Architect.

MS. KISLER noted that the Applicant is proposing wood fencing for the equipment shelter and screening around the base of the light poles where antennas are installed; however, Staff has suggested PVC/vinyl fencing for improved aesthetics and maintenance of the fencing. The Applicant was asked to show pictures of the fencing that is around the poles at their other locations and PVC fencing suggestions for the Public Hearing. The Applicant noted that the property owner, Live Nation, has a strong preference for wood since that is what is currently on the property and PVC would stand out. PAULA WALLRICH, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, stated this area is not directly adjacent to the existing wood fencing and the Staff preference would be PVC. She also noted she would like to see bollards placed around the fencing to make sure cars in the parking lot don't run into the fence. The Fire Department also requested having bollards around the ground equipment area and the Applicant has provided the requested bollards in that area.

CHAIRMAN MATUSHEK asked if there was a concern or request from the Public Safety Committee regarding the Police Department being able to improve the service in the area. MS. KISLER noted that this has been addressed. She also stated that Staff recommends that the Plan Commission make a condition of the approval that all currently proposed and future equipment will not interfere with the Village's equipment. She noted that the Public Works Department confirmed that the proposed equipment does not interfere with the Village's equipment.

COMMISSIONER SHAW asked about the potential capacity with the existing equipment and would it handle all of the proposed carriers. SEKHAR KOTA, MOBILITIE, LLC, explained that the existing equipment would be sufficient.

COMMISSIONER DOMINA asked if 25' was high enough for the poles in the parking lot for security. CARRIE LINDENBERG, MOBILITIE, LLC, responded yes, there would be fencing around the poles.

MR. KOTA explained how the DAS works. All the carriers would be able to provide better coverage to the customers in the amphitheater. He also noted it would helpful to the Police Department's communications.

Staff noted that a Public Hearing for the requested Special Use Permit will be held on February 2, 2017.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

ITEM#2: <u>WORKSHOP:</u> TEXT AMENDMENTS TO THE ZONING ORDINANCE: SIGN

REGULATIONS – B-5 AUTOMOTIVE SERVICE DISTRICT

Continued from previous meetings. Discuss proposed Text Amendments to the Village's Sign Regulations specifically related to signage in the B-5 Automotive Service Zoning District. Other sections of the Sign Regulations will be discussed in subsequent workshops.

Present were the following:

Plan Commissioners: Kevin Bergthold

Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski

Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest(s): None

CHAIRMAN MATUSHEK opened the Workshop for the Text Amendments to the Zoning Ordinance for Sign Regulations, specifically signage in the B-5 Automotive Service Zoning District.

STEPHANIE KISLER, Planner I, presented the Staff Report. Staff has provided a list of considerations for B-5 Sign Regulations. In addition, for each consideration Staff has provided a comparative analysis of the current Sign Regulations, the proposed text amendments by Staff, and comparable information from other communities. In summary:

1. Wall Signs:

- a. Current Code: Allows one wall sign per tenant frontage.
- b. Staff Proposal: Properties in the B-5 Zoning District greater than three acres are allowed up to four wall signs.
- c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.

2. Freestanding Signs

- a. Current Code: One sign is allowed per public frontage and can be up to ten feet in height.
- b. Staff Proposal: Properties in the B-5 Zoning District greater than three acres are allowed two signs per public frontage at least three hundred feet apart. Maximum height eighteen feet tall.
- c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.

- 3. Temporary Signs (also reviewed in the last workshop)
 - a. Current Code: No special provisions for automotive dealerships
 - b. Staff Proposal: Allow the B-5 Zoning District the same matrix of sign face area and duration of display as other zoning districts, except instead of allowing a total of eight weeks of display periods per twelve month period they would be allowed twelve weeks per twelve month period.
 - c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.

MS. KISLER discussed how properties in the B-5 Zoning District that have a lot size larger than three acres would be allowed more signage than those properties with less than three acres. She also noted differences in letter heights and different calculations for sign face area based on the tenant frontage of the building or the lot frontage. She noted that the car dealerships would be allowed four signs, including one for the brand, logo, dealer name, and service.

COMMISSIONER KRONER asked about banners on light poles in parking lots. MS. KISLER stated currently our code does not have regulations for light pole banners, so we cannot regulate against them. She stated she will put a maximum dimension for the light pole banners in the next draft of the Sign Regulations.

COMMISSIONER MOYLAN noted that the "service" sign should be separate and should not be as large as the "brand" sign. Staff concurred and will provide different maximum sizes for each type of sign.

PAULA WALLRICH, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, stated that some of the Commissioners were not here during the last text amendment to the Sign Regulations. There has been some time to test the regulations since then and some things need to be adjusted. She noted that they should recap the section on electronic signs at the next meeting. She also noted that recently a new overlay district was established south of I-80 and east of Brookside Marketplace named the "Rich Township Tourism and Entertainment District" and we can discuss that next meeting.

COMMISSIONER SHAW asked about fees for the permits. MS. WALLRICH stated there will be a complete review on the permit fees at a later date. The Village will be working on a comprehensive Fee Ordinance that will encompass all fees for permits in the Village.

MS. KISLER noted that she will incorporate the proposed changes for the different types of signs – brand, logo, dealer name, and service – into the next version of the draft Text Amendment for the Sign Regulations. She added that the Plan Commission will have a draft of the entirety of Section IX for the next meeting.

GOOD OF THE ORDER

CHAIRMAN MATUSHEK asked for updates on upcoming projects.

COMMISSIONER SHAW stated he is on the Brand Leadership Team (BLT) and last night at the first meeting there was an item on the draft action plan having to do with passing an ordinance to limit the number of chain stores downtown. He inquired if this is legal. MS. WALLRICH stated that would be a question for the Village Attorney and that Staff would be looking into similar ordinances passed in other communities.

MS. WALLRICH stated she would like to keep this Commission up to date on the upcoming projects and provided updates about the following projects:

- Staff is working on the Legacy Code Text Amendments with the help of the Citizen Advisory Committee (CAC), which include addressing first floor commercial and modifications to the tables of land uses. She noted that Staff is still working through Heritage sites.
- South Street Project mixed-use development that might now be phased. It will include amenities such as a pool on the roof.
- North Street Project mixed-use development that will need to consider the possible siting of the new Plaza discussed with the Branding initiative..
- Bremen Cash Store site –smaller mixed-use development that will require vacation of some Village ROW.
- Panduit Pond-critical for downtown development; plans for landscape under way.
- Holladay/WoodSpring Suites Hotel plans for the hotel are in and a company is also looking at the two outlots. The change in the building code has had a positive impact on economic development.
- Primal Cut Steakhouse working on receiving plans from the owner and addressing parking concerns..
- The Village Board appointed a new Economic Development Manager, Patrick Hoban, and he is starting on February 6th.
- Annexation of First Baptist Church

MS. KISLER added information about the following projects:

- Fence Text Amendments Staff will bring the draft to the Zoning Board of Appeals (ZBA) next month before bringing it to the Plan Commission for a workshop.
- There are two new variance applications that were submitted this week, including one corner lot fence variance request and one wall sign variance request.
- Branding Meeting Staff encouraged the Plan Commissioners to attend the next Brand Leadership Team (BLT) meeting, which is Wednesday, February 1, 2017 at 6:00pm in the Kallsen Center.
- Staff will provide the draft of Sign Regulation Text Amendments at next Plan Commission meeting.
- Ultimate Skills (Former Tinley Park Park District Building) Staff noted that there will be an athletic training facility opening soon at this location. The business owner also aims to provide tutoring, e-sports, programs for the parents, and a chiropractor's office will be within the building.
- United Athletics has submitted their plans for a building permit.

RECEIVE COMMENTS FROM THE PUBLIC

CHAIRMAN MATUSHEK asked if there were comments from the public; there were none.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER DOMINA, seconded by COMMISSIONER MOYLAN, to adjourn the regular meeting of the Plan Commission of January 19, 2017 at 9:14 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting ADJOURNED.





Applicant

Carrie Lindenberg of Mobilitie, LLC

Property Location

19100 Ridgeland Avenue

PINs

31-06-405-001-0000, 31-06-406-001-0000, 31-07-200-002-0000, 31-07-201-002-0000

Zoning

ORI PD (Office and Restricted Industrial, Planned Unit Development)

Approvals Sought

Special Use Permit and Site Plan Approval

Project Planner

Stephanie Kisler, AICP Planner I

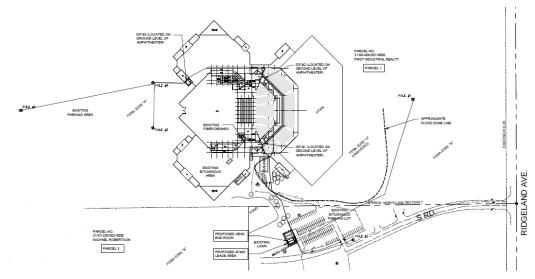
PLAN COMMISSION STAFF REPORT

February 2, 2017

PUBLIC HEARING

Mobilitie – Site Plan Approval for a Distributed Antenna System (DAS) at Hollywood Casino Amphitheatre

19100 Ridgeland Avenue



Proposed Site Plan

EXECUTIVE SUMMARY

The Applicant, Carrie Lindenberg of Mobilitie, LLC, seeks a Special Use Permit and Site Plan Approval for new antennas and ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre) within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground equipment lease area. The proposed DAS will provide improvements to cellular service within the vicinity.

The proposed Distributed Antenna System (DAS) will be mounted on the existing structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required for the proposed ground equipment accessory to the DAS.

UPDATES FROM THE 1/19/2017 STAFF REPORT ARE IN RED.

EXISTING SITE

The site is currently home to the Hollywood Casino Amphitheatre. A personal wireless service facility (cellular tower) does not exist as the site currently; however, the Amphitheatre typically brings in a Cell on Wheels (COW) to provide increased cellular service to the site during concert season (May through September). A Special Use Permit was granted for this purpose in June of 2016 (Ordinance 2016-0-037), which approved the use of the permanently affixed antenna on the Amphitheatre structure.

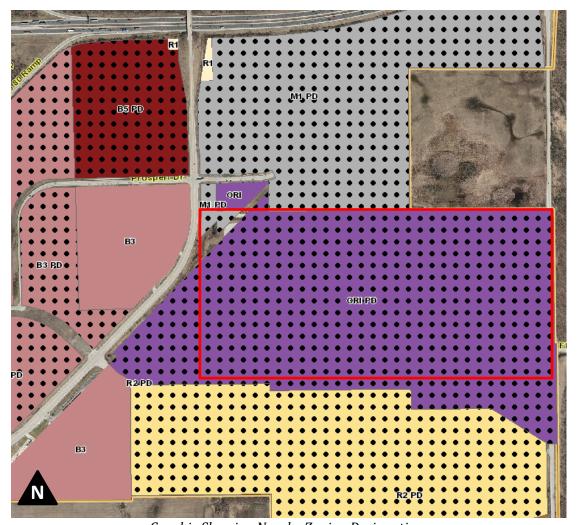
The Hollywood Casino Amphitheatre, formerly known as the First Midwest Bank Amphitheatre, Tweeter Center, New World Music Theatre, and the World Music Theater, opened in 1990. This venue can accommodate up to 28,000 people and is the largest outdoor theater in the Chicago area.



Aerial Image of the Existing Site

ZONING & NEARBY LAND USES

The zoning for the subject parcel is ORI PD (Office and Restricted Industrial, Planned Unit Development). The site is surrounded by commercial/industrial uses to the west and north, residential uses (golf course) to the south, and unincorporated forest preserve to the east (Bartel Grassland).



Graphic Showing Nearby Zoning Designations

PROPOSED SITE PLAN

The Applicant proposes to construct a distributed antenna system (DAS) at the Amphitheatre. A DAS is defined as "a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure. DAS antenna elevations are generally at or below the clutter level and node installations are compact. A distributed antenna system may be deployed indoors (an iDAS) or outdoors (an oDAS)" (Source: Wikipedia). The Applicant will be utilizing antennas that will be mounted to the existing Amphitheatre structure and existing light poles in the parking lot. The antennas mounted to the existing structures are connected to the ground equipment shelter via an underground wiring network.



Diagram Showing Proposed Underground Wiring and Ground Equipment Shelter

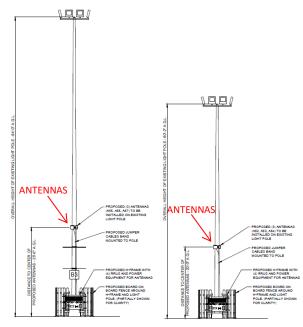
On the next page, the Petitioner has provided an updated diagram showing the location of the light poles where antennas are proposed to be mounted.



Diagram Showing Location of Light Poles where Antennas are Proposed

Staff notes that the antennas proposed for five (5) of the existing light poles would be attached at a height of twenty to twenty-five feet (20-25'). The base of the light pole would have a power source, which would be enclosed by a fence (see graphic at right).

Staff notes that the proposed fencing at the base of the light pole is of wood material, which is more likely to show weathering. Staff recommends the Plan Commission require an 8' PVC/vinyl privacy fencing instead of wood for better durability and aesthetics. Additionally, the same recommendation applies to the fencing around the ground equipment shelter area where wood fencing is proposed. Staff notes that the Plan Commission has expressed concern with fence and gate construction in past reviews and therefore recommends the Commission direct Staff to relay these concerns to the Plan Reviewer.



The proposed Distributed Antenna System (DAS) will be mounted on the existing structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required due to the addition of the ground equipment necessary to support the DAS, which is proposed to be located just west of an existing parking lot and south of the Amphitheatre structure.

The cellular carriers that will initially provide service to the DAS are T-Mobile and Verizon Wireless. The ground equipment area includes room for future expansion for another cellular carrier. Staff verified that the DAS will not interfere with the Village's communications at the Amphitheatre; however, Staff recommends that any approval be conditioned upon verification that there will be no interference with Village communication infrastructure in the future.



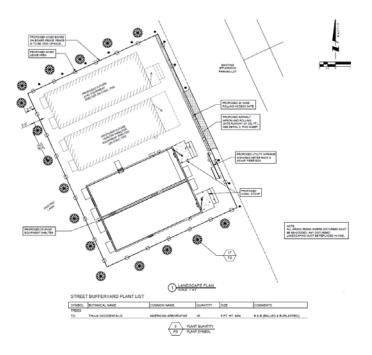
Photo of a Similar DAS Ground Equipment Shelter

Staff notes that the Applicant has not included plans for security cameras around the DAS ground equipment; however, Staff has inquired if the Amphitheatre security system will cover the same area.

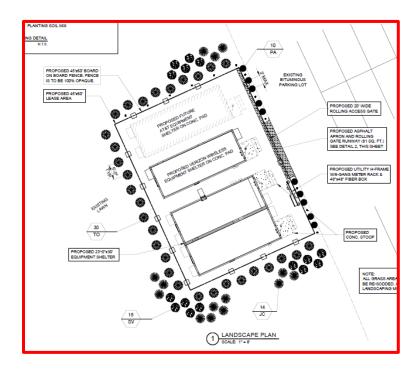
The Village Engineer has requested additional information about the location of the compensatory storage. The engineering details will be finalized during the building permit stage of approvals.

LANDSCAPING

The Applicant plans to install landscape screening around the ground equipment area's fencing. The current Landscape Plan does not show adequate quantities or variety of plant material; however, the Village's Landscape Architecture Consultant has provided feedback for the Applicant regarding the necessary requirements for landscaping. Staff recommends that the Plan Commission make Staff's approval of a Landscape Plan a condition of Site Plan Approval.



Excerpt from the Proposed Landscape Plan



Excerpt from the Revised Landscape Plan

SUMMARY OF OPEN ITEMS

1. Provide adequate landscaping around the ground equipment shelter.

- a. The current Landscape Plan does not provide enough quantity or variety.
- b. Staff has provided the Applicant with recommendations from the Village's Landscape Architecture Consultant. A revised Landscape Plan has not yet been received for re-review and final approval.
- c. The Plan Commission may require final approval of a Landscape Plan by Staff as a condition of Site Plan Approval.

The Village's Landscape Architect has reviewed the revised Landscape Plan and has approved the changes to the landscaping. A comparison of the original Landscape Plan and the revised Landscape Plan has been provided on the previous page under the "Landscaping" heading.

2. Require PVC/vinyl fencing around equipment and light pole areas.

a. Wood fencing has been known to appear more weathered and is not as aesthetically pleasing as PVC/vinyl fencing.

The Petitioner has provided photosims of the fencing as wood and PVC. The Plan Commission should discuss which fencing to require. The some of the photosims are provided below and on the next page. The Petitioner's packet of all of the photosims have been provided in the meeting packet.



PVC Fence Wood Fence



PVC Fence



Wood Fence



Existing Wood Fence

3. Verify adequacy of existing security cameras

The Petitioner explained that the cellular carriers are likely to install their own security cameras within their head-end units. They added that exterior cameras tend to be targets for vandalism.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. Staff has provided draft findings for each condition below.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - The proposed use, co-location of cellular antennas, is a permitted use and is encouraged to be located upon existing structures.
 - The accessory ground equipment is necessary to provide service to the DAS antennas that are proposed to be mounted on existing structures throughout the site.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The existing site has adequate parking, access, and lighting.
 - A privacy fence and landscaping will be installed around the ground equipment area.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - The vehicular ingress and egress within the site provides safe access for people needing access to the equipment. Access is from Oak Park Avenue and Ridgeland Avenue.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The existing site surrounding the ground equipment allows for parking around the fenced areas. A person can park close enough to the equipment area to be able to access it safely on foot.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - There will be new landscaping added around the ground equipment shelter area. Staff has also required that al disturbed areas be re-sodded after the underground wiring is installed.
- f. That all outdoor trash storage areas are adequately screened.
 - The project does not include an outdoor trash area.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in this Staff Report as of 1/27/2017, which are subject to testimony given later at the 2/2/2017 Public Hearing.

<u>X.J.5. Standards:</u> No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The proposed antennas will be securely mounted to the existing amphitheatre structures and five of the existing parking lot light poles.
 - All ground equipment necessary for the DAS will be enclosed within fencing, which will also be surrounded by bollards in some areas.
 - The antennas will provide improvements to cellular coverage for the amphitheatre.
- 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;
 - The addition of the DAS will not impair property values at adjacent properties since the antennas will be mounted to existing structures. Whenever possible, the antennas will be painted to match the structure that they are mounted upon.
 - The closest residential dwelling is more than 1,600 feet away from the location of the headend ground equipment shelter area.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The proposed antennas will not impede development because they will be mounted on existing structures.
 - The antennas will provide improvements to cellular coverage for the amphitheatre.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - The existing site at 19100 Ridgeland Avenue provides adequate utilities, access road, drainage, etc.
 - The proposed DAS and associated equipment will not be constructed within the floodplain.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - The existing site provides adequate access for ingress and egress.
 - The ground equipment necessary for the DAS will be housed within fenced enclosures with gates.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - The DAS conforms to all other applicable regulations of the ORI Zoning District.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The proposed DAS will contribute to the economic development of the community by providing better cellular coverage to the people at the Amphitheatre.
 - Better coverage will allow people to better utilize their cell phones at the concerts, which directly relates to promoting the Village's brand: music. If more people are using social media to spread the word about the concerts, then Tinley Park is getting brand recognition.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Site Plan Approval:

"...make a motion to grant the Petitioner, Carrie Lindenberg of Mobilitie, LLC, of behalf of Live Nation, Site Plan Approval for ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre) within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing amphitheater structures, antennas mounted on up to five (5) existing light poles at a height no greater than twenty-five (25) feet, related ground equipment, and an eight (8) foot tall [WOOD or PVC] privacy fence and landscaping that surrounds the ground equipment lease area, in accordance with plans (included in this meeting packet) prepared by Terra Consulting Group, Ltd. with revision dates of 12/20/2016 and 1/18/2017."

...with the following conditions:

[any conditions that the Comissioners would like to add]

Special Use Permit:

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Carrie Lindenberg of Mobilitie, LLC, of behalf of Live Nation, for new antennas and ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre) within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing amphitheater structures, antennas mounted on up to five (5) existing light poles at a height no greater than twenty-five (25) feet."

...with the following conditions:

[any conditions that the Comissioners would like to add]

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
T-1	Title Sheet	Terra	12/20/2016
L-P	Site Plan	Terra	12/20/2016
C-1	Grading Plan	Terra	12/20/2016
C-2	Enlarged Site Plan	Terra	12/20/2016
C-2A	Landscape Plan	Terra	1/18/2017
C-3	Equipment Enclosure Foundation Plan	Terra	12/20/2016
C-4	Equipment Enclosure Foundation Plan	Terra	12/20/2016
C-5	Fence Details	Terra	12/20/2016
B-2	Equipment Enclosure Elevations	Terra	12/20/2016
E-1	Utility Plan	Terra	12/20/2016
E-2	Grounding Plan	Terra	12/20/2016
E-3	Site Grounding Details	Terra	12/20/2016
I-0	Overall Routing Plan	Terra	12/20/2016
I-1	Second Level Conduit Route	Terra	12/20/2016
I-2	IDF #3 Plan	Terra	12/20/2016
I-3	IDF Utility Plan	Terra	12/20/2016
P-1	Proposed Elevations	Terra	12/20/2016
P-2	Antenna & Equipment Details	Terra	12/20/2016
GN-1	General Notes	Terra	12/20/2016
GN-2	General Notes	Terra	12/20/2016
DE-1	Drainage Exhibit	Terra	12/20/2016
DE-2	Cross Sections	Terra	12/20/2016
PS-2	Site Grounding Plan	Terra	12/19/2016

Terra = Terra Consulting Group, Ltd.

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	Hollywood Casino Amphitheatre	_ LOCATION:	19100 Ridgeland Avenue, Tinley Park, IL 60477		
_	ereby requests that the Plan Cor er authorizing Site Plan Approve		Village Board of the Village of Tinley ribed within.		
APPLICANT INFO					
Name:	Carrie Lindenberg				
Company:	Mobilitie Investments III, LLC				
Mailing Address:	120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606				
Phone (Office):					
Phone (Cell):					
Fax:					
Email:					
If the Applicant is n the relationship to the		the nature of the Appli	icant's interestin the property and/or		
=	stments III, LLC, is a lessee of Live Nation E	Entertainment Inc			
PROPERTY INFO	ORMATION				
Property Address:	19100 Ridgeland Avenue, Tinley Park, IL 6	60477			
PIN(s):	31-06-405-001-0000				
Existing Land Use:	5-27 Theater				
Zoning District:	Office and Restricted Industrial				
Lot Dimensions:					
Property Owner(s):	Live Nation Entertainment, Inc.				
Mailing Address:	9348 Civic Center Drive, Beverly Hills, CA	90210			
APPLICATION IN	NFORMATION				
Description of propo	osed project (use additional attac	chments as necessary):			
Addition of iDAS and oDAS	equipment. Please see attached constructio	n drawings.			
explain and note tha	are of any variations required front a separate Variation Application	on is required with the	submittal.		
	□ Yes:				
1.1	fies that all of the above stateme and correct to the best of his or l		ion submitted as part of this		
			nuary 20, 2017		
Signature of Applica	ant		Date		

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Pet	Petitioner Information:					
Name:	me: Mobilitie Investments III, LLC - Carrie Lindenberg					
Mailing Address: 1		120 S. Riverside Plaza, Suite 1800				
City, State	, Zip: Chic	cago, I L 60606				
Phone Nur	mbers:		(Day) Fax Number: (Evening) (Cell)			
Email Add	dress					
			nd/or relationship to the owner ust be accompanied by a signed letter of authorization):			
The Peti	tioner is a less	see of Live Nation Ente	ertainment, Inc.			
	Owner(s): Live ddress: 98		land trust must be disclosed.			
Property A Permanent Existing la	Index No. (PIN		ne, Tinley Park, IL 60477			
•	sions and area:		7			
Present Zo	tition Informat oning District : Zoning District	Office and Restricted Ir				
Yes 🗸	No		Planned Developments): S and oDAS equipment.			
Yes	No V	uired from the terms of the that Variation application	ne Zoning Ordinance? on will be required to be submitted):			
		at all of the above states and correct to the best of	ments and other information submitted as part of his or her knowledge.			
Signature	of Applicant		11/2/16			
Signature (of Applicant		Date			

FINDINGS OF FACT SPECIAL USE PERMIT – (Including Planned Developments) PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that <u>all</u> of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

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

The proposed iDAS and oDAS equipment will be located at the Hollywood Casino Amphitheatre, which is in an Office and Restricted Industrial zone. This project consists of adding equipment to five existing poles, adding three shelters, remote radio units throughout the theater and required electrical and fiber for support. The equipment will be located in a fenced area, removed from residential uses or other aesthetically sensitive areas. The equipment will provide enhanced wireless services to the citizens of Tinley Park and does not pose any detriment or endanger the public health, safety, morals, comfort or general welfare.

To the contrary, the equipment provides critical telecommunications infrastructure and promotes public safety and general welfare. The proposed equipment will fill a significant gap in network capacity at the Hollywood Casino Amphitheatre providing seamless wireless services to its spectators.

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.

As indicated above, the site is located on the property of the Hollywood Casino Amphitheatre, which is an Office and Restricted Industrial District. The property is a large parcel at over 1.7M square feet. The area to the west, east and south of the property is zoned as an Office and Restricted Industrial District and the area to the north is zoned as General Manufacturing-Planned Development. The added equipment will not increase traffic in the area. Once operational, the site will be visited by technicians in a utility vehicle for maintenance purposes. The facility does not generate noise or fumes. The closest residential uses are over 1,614 feet from the outer property line in compliance with the separation standards of the Tinley Park Zoning Ordinance.

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

The added equipment at the Hollywood Casino Amphitheatre will not restrict further development of the parent parcel or any adjacent parcels.

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

The additional equipment will not require water and sewer. The utilities necessary for operation of the equipment are electric and transport. These services are available in the immediate vicinity. The added equipment comprises a very small footprint on a much larger parcel and there are no concerns about adequate drainage. The equipment will be accessed via Music Center South Rd. It is not necessary to construct an additional access road for the installation of this equipment.

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

As indicated above, the equipment will be accessed via Music Center South Rd. through the parent parcel and it is not necessary to construct an additional access road. The operation of the equipment will not lead to increased traffic in the area, as it is unstaffed equipment and will only be visited by a technician in a utility vehicle for maintenance purposes. Adequate precautions will be taken during the construction phase to ensure that there is minimal traffic disruption and the necessary safety protocols are in place.

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

The equipment meets all of the General Provisions in Section III of the Tinley Park Zoning ordinance including standards regarding Off Street Parking and Loading Facilities, Access to Public Streets, Signs, Landscaping and Screening, Outdoor Storage and Performance Standards. Any conditions or restrictions by the Village Board will be reviewed with all parties working on or around the jobsite.

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

The installation and operation of the proposed equipment is driven by a need from the 28,000 spectators that visit the Hollywood Casino Amphitheatre for an event to have enhanced wireless services in order to allow them to seamlessly send texts, make phone calls and use wireless data. These spectators bring the Village a significant amount of tax revenue and providing them with excellent wireless services ensures their return to the Village and Hollywood Casino Amphitheatre.

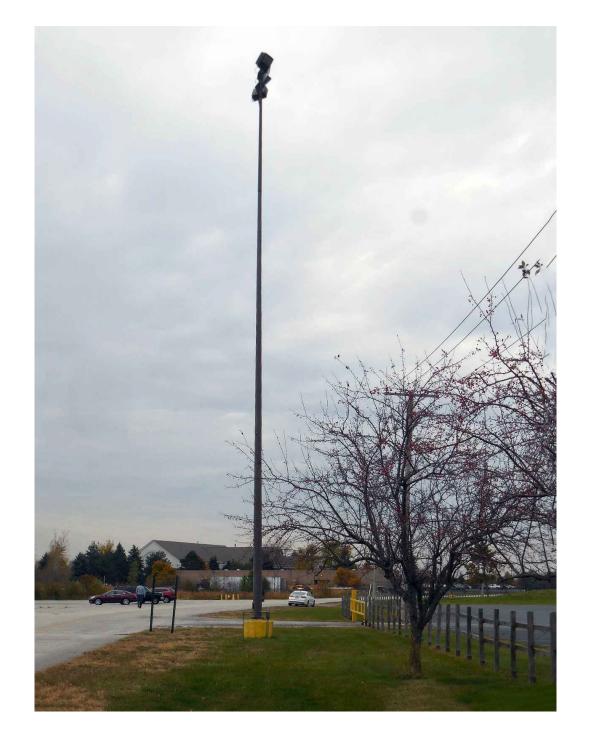






Pole #1 Looking Northwest (Wood Fence)









Pole #2 Looking Southwest (Wood Fence)









Pole #3 Looking Northwest (Wood Fence)



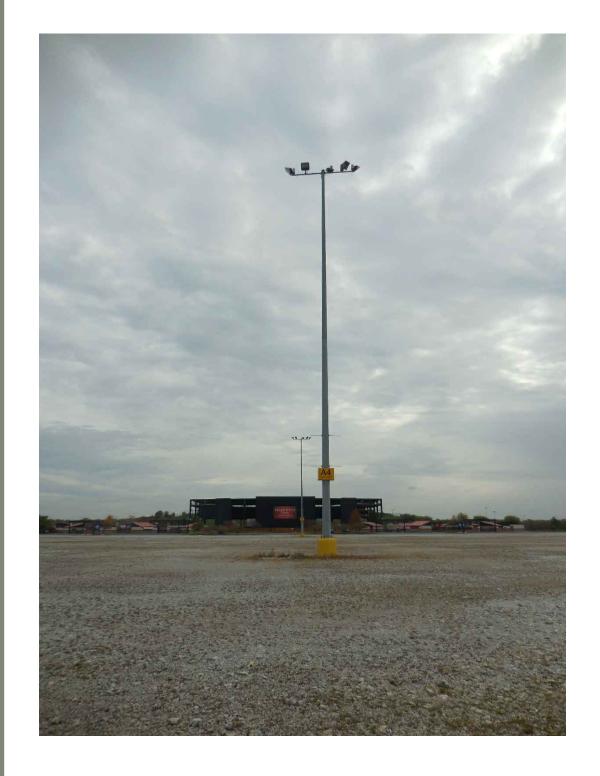






Pole #4 Looking West (Wood Fence)









Pole #5 Looking East (Wood Fence)





BEFORE



AFTER

Hollywood Casino Amphitheater

CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401

Equipment Shelter Looking Northwest (Wood Fence)



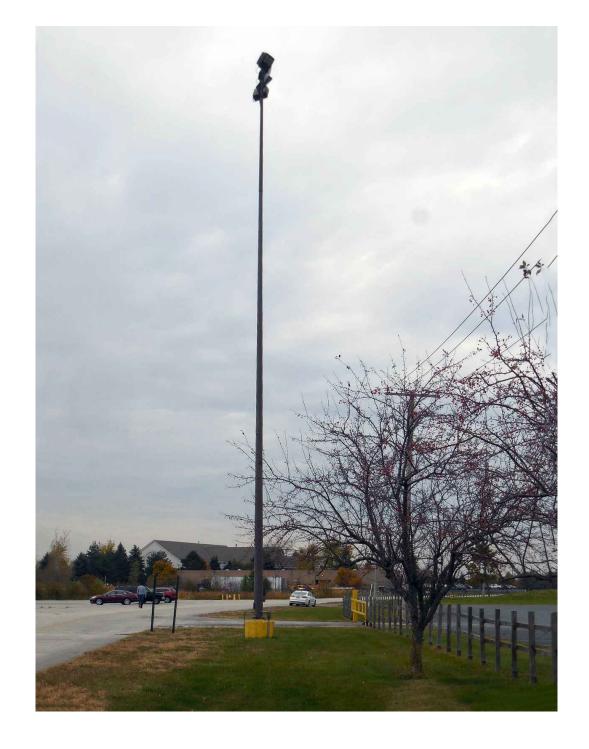






Pole #1 Looking Northwest (PVC Fence)









Pole #2 Looking Southwest (PVC Fence)









Hollywood Casino Amphitheater

Pole #3 Looking Northwest (PVC Fence)



BEFORE AFTER





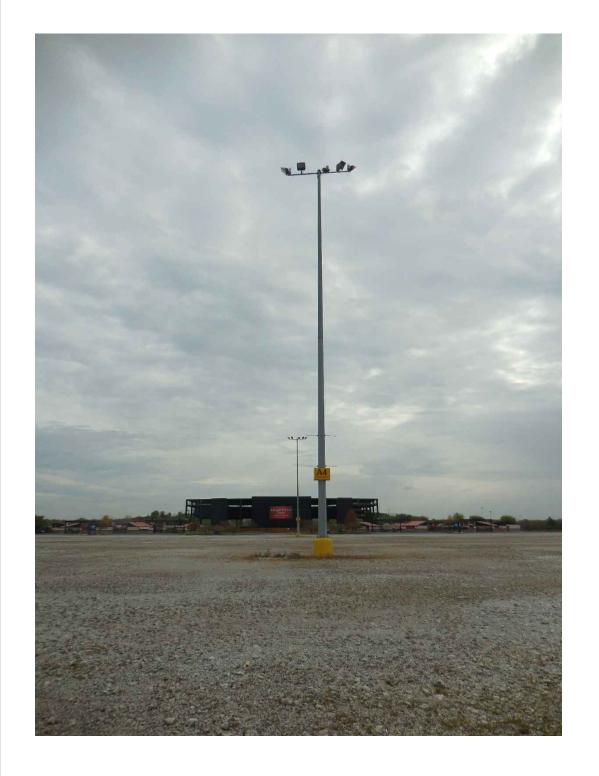


Hollywood Casino Amphitheater

Pole #4 Looking West (PVC Fence)



BEFORE AFTER







Hollywood Casino Amphitheater

Pole #5 Looking East (PVC Fence)



BEFORE AFTER



BEFORE



AFTER

Hollywood Casino Amphitheater



Equipment Shelter Looking Northwest (PVC Fence)





Applicant

Village of Tinley Park

Property Location

Legacy District (167th Street to 183rd Street near Oak Park Avenue)

Zoning

All Legacy Code Zoning Districts are impacted (DC, DF, DG, NG, NF, CV)

Approval Sought

Text Amendments to Village of Tinley Park Zoning Ordinance, Section XII (Legacy Code)

Requested Action

Conduct a workshop to discuss the Proposed Legacy Code Amendments

Project Planner

Paula J. Wallrich, AICP Interim Community Development Director

Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

February 2, 2017

Text Amendments to Section XII (Legacy Code) of the Zoning Ordinance and Rezoning (Map Amendment)



EXECUTIVE SUMMARY

Community Development Staff has been directed to review the rescinded Legacy Code Text Amendments referenced in Ordinance 2016-0-025 (attached) and make recommendations regarding any future Text Amendments to the Legacy Code.

A Public Hearing was held on June 16, 2016 and subsequent meetings with the Citizen Advisory Committee and the Plan Commission provided additional input related to these amendments and resident concerns expressed at the Public Hearing. This Staff Report provides analysis and recommendations for the Commission's consideration at their February 2, 2017 workshop.

Staff will incorporate the workshop discussion in a Staff Report for the final workshop tentatively scheduled for February 16, 2017. A Public Hearing for consideration of Text Amendments to the Legacy Code has been tentatively scheduled for March 2, 2017.

BACKGROUND

On November 3, 2016, the Plan Commission held a workshop at the Central Middle School to address the Legacy Code and the Text Amendments that were rescinded as part of Ordinance 2016-O-025 (attached). Minutes of the November 3rd meeting are also attached. The rescission of these Text Amendments returned the Legacy Code to its original state as adopted in 2011. The November 3rd meeting was the first workshop following the Public Hearing the Plan Commission held on June 16, 2016, at the Odyssey Country Club, which provided public input on these same amendments.

At the November 3rd workshop Staff provided a general background of the Legacy Plan and Legacy Code along with their research on how other communities address "Street Level Commercial". In addition, Brad Bettenhausen, Village Treasurer, presented information regarding the fiscal impact of commercial uses in the Legacy District. At the conclusion of the workshop, Staff was directed to expand their research on "Street Level Commercial" to additional communities, continue their review of the Legacy Code Text Amendments that had been rescinded, and address resident concerns as expressed at the June 16th Public Hearing. To that end, Staff has been working with the Citizen Advisory Committee (CAC) on proposed changes to the Permitted, Special, and Prohibited Uses within the Legacy District, Street Level uses in the various Legacy Districts, District boundaries and economic impacts of various land use decisions in the Legacy District. Minutes of the CAC meetings since the November 3rd Plan Commission meeting are attached for Commission review.

The discussions at the first workshop and subsequent meetings with the CAC have provided Staff with direction regarding a comprehensive review of the Legacy District. Some of this discussion has gone beyond the subject of the original Text Amendments that were approved and later rescinded. Staff is recommending the Commission conclude their review of these Text Amendments at this time and continue discussions for future amendments as a subsequent phase of the review of the Legacy Code. The Text Amendments that were adopted as part of Ordinance 2015-O-045 and subsequently rescinded as part of Ordinance 2016-O-025 are summarized as follows:

- Street Level Commercial "Required" versus Street Level Commercial "Permitted" in the Downtown Core and Neighborhood Flex Districts;
- 2. Modification of the list of Permitted, Special, and Prohibited Uses within the Legacy District;
- 3. Landscape bufferyard requirements;
- 4. Correction of various Scrivener's errors related to legal descriptions for District boundaries; and
- 5. Correction of errors on various figures based on corrections to legal descriptions within the Legacy Code.

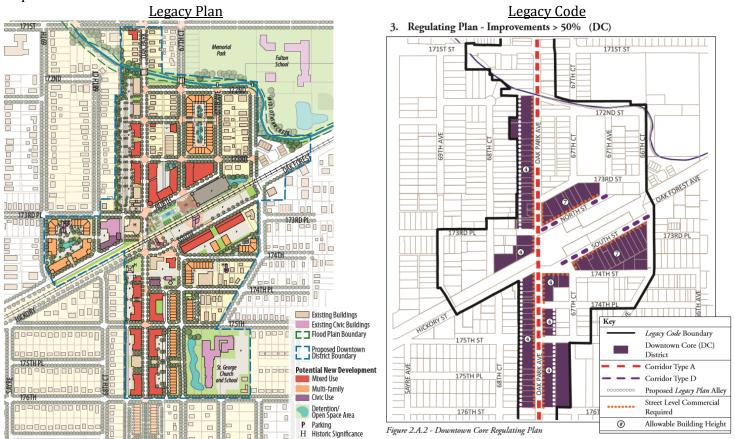
The following sections address each of these amendments individually.

1. Street Level Commercial in the Downtown Core and Neighborhood Flex Districts

Staff has researched street level/ground floor commercial regulations in successful downtown areas in other nearby communities. At the November 3rd workshop Staff presented Exhibit A: "Comparison of First Floor Downtown Regulation from Other Communities" (attached). The analysis overwhelmingly indicated the encouragement of commercial uses on the first floor by prohibiting dwelling units on the street level/ground floor in downtown areas. Per the direction of the Commission, Staff researched four additional communities and found similar regulations (attached).

This research supports the 2009 Legacy Plan for both the Downtown Core (DC) and the Neighborhood Flex (NF) Districts. The Downtown Core District envisions "retail and taller mixed-use buildings concentrated around the train station". The buildings fronting Oak Park Avenue, North Street, and South Street are shown as mixed-use, which is consistent with the current "Street Level Commercial Required" regulation in the Legacy Code. The intent of the Legacy Plan is not to have solely residential uses along Oak Park Avenue or the streets that front the Metra station, but instead to have mixed-use buildings and maximize the number of people living within walking distance of the Metra station. While residential uses are highly encouraged within the Legacy Plan in order to bring population density to the downtown, the downtown must also have commercial uses and 'active storefronts' to spur economic activity in the downtown and build a strong economic future for the downtown.

The Legacy District currently prohibits dwelling units at the front of a building at street level in mixed-use buildings according to Section 3.B.3.a. of the Legacy Code, which states the definition of a mixed-use building type as "a mixed-use building that contains residential dwelling units above or behind ground floor commercial, group assembly, and/or civic uses, and may be designed as to accommodate office and/or group assembly space on the second level." Therefore, the assignment of the orange dots along Oak Park Avenue and North and South Streets in the Downtown Core is purposeful by prohibiting residential single-use structures in these areas, yet allowing them in other areas of the Downtown Core District – thus, the need to identify where "street level commercial" is required.



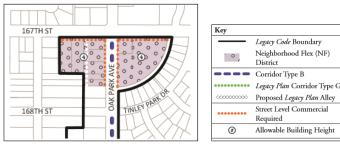
Similarly, in the Neighborhood Flex District the placement of the orange dots is purposeful. While the NF District is intended to be more flexible with land use designations, the Legacy Plan shows the area near 167th Street and Oak Park Avenue as a "North Gateway" to the downtown or "North Oak Park Avenue" and envisions neighborhood commercial with mixed-use buildings constructed near the street. Similarly, the Legacy Plan defines the area near 183rd Street and Oak Park Avenue as a "South Gateway" to the downtown and envisions civic, institutional, office, or multi-family oriented around a roundabout intersection. The street level commercial requirement is necessary for portions of NF in order to maintain the neighborhood commercial area that was envisioned by the Legacy Plan.

Legacy Plan





Legacy Code 3. Regulating Plan - Improvements > 50% (NF



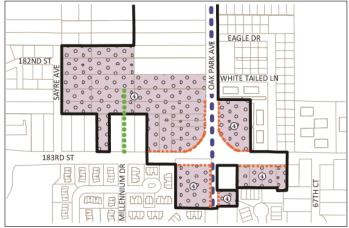


Figure 2.E.2 - Neighborhood General Regulating Plans

Consistent in the Legacy Plan, both the Downtown Core and the Neighborhood Flex outline desired land uses in the General Standards (Table 2.A.1. and Table 2.E.1.). The orange dots identify those areas that require commercial uses. What has led to some confusion is what is meant by "street level commercial".

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)
Second Floor Office	•					2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0					4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor 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)
Residential						1 space per dwelling unit	1 and leading and
Residential	• '	•	•		guest parking not required	1 per dwelling unit	
A list of Special Uses and Prohibited Uses for the entire Legacy Cody Area is located on pages 54-55	14	Tited. Use	And Alor	Silhi-Kan	Sele Fall	Design details for on-site ver located on pages 58-59	hicle parking and on-site bike parking are
Table 2.A.1			146	•		gregat	not occupy, individually or in ag- e, greater than 50% of a building's level commercial space.

4. General Standards (NF)

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)	
Second Floor Office	•	•				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)	
Second Floor 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)	
Docidonaid		•				1 space per dwelling unit	1 man Annellin a senie	
Residential				•		.5 guest spaces per dwelling unit	1 per dwelling unit	
A list of Special Uses and Prohibited Uses for the entire Legacy Cody Area is located on pages 54-55	14	iscot. Use	And Alon	Culti-Fano:	Rek Fan	Design details for on-site vehicles on pages 58-59	icle parking and on-site bike parking are	
A list of Special Uses and Prohibited Uses for the entire Legacy Cody 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 Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59								
Table 2.E.1					Permitt	ed Building Type		

During discussions with the CAC, it became obvious that further explanation was needed. Staff provides the following for discussion as an amendment to the Legacy Code:

Street Level Commercial: Commercial space which fronts a public right-of way and is above or on the same plane as the sidewalk or street fronting the building. Commercial space shall include office or retail uses as permitted in the Legacy District (p. 55), but does not include dwelling units. Accessory Residential Uses may occupy a portion of the Street Level Commercial Space in accordance with the limitations outlined in the following table:

Allowable Street Level Frontage for Accessory Residential Uses within a Mixed-Use Building									
Building Frontage % Allowed									
<100′	0%								
100' to 350'	25%								
>350'	50%								

<u>Accessory Residential Uses</u>: A use that is subordinate to residential dwelling units in a mixed-use structure 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 in a mixed-use structure. Accessory Residential Uses must maintain the same commercial architectural character or appearance as the street level commercial space in a mixed-use structure.

These definitions address various possible development scenarios for mixed-use development in areas where "Street Level Commercial" is required. Depending on the length of frontage of the building it is possible that there is a need for Accessory Residential Uses at the street level. While dwelling units are prohibited, some of the common areas (health clubs, laundries, leasing offices and parking) may need to be located at the street level. The critical issue here is that the façade maintains a commercial presence.

2. Modification of the List of Permitted, Special, and Prohibited Uses within the Legacy District

Staff has discussed the Permitted, Special Use and Prohibited Use table (p. 55) with the CAC. While there have been several recommended amendments, the discussion continues regarding these uses. With the adoption of Ordinance 2015-O-045, there were two additions to the Prohibited Use List. The CAC and Staff support these amendments. With the adoption of Ordinance 2016-O-025, these amendments were rescinded. Staff is recommending the Commission consider re-adopting these Text Amendments. As discussions continue with the CAC, there may be additional changes to this table that can be incorporated in future Legacy Code Text Amendments.

A revised version Table 3.A.2 (p. 55 of the Legacy Code) with the proposed additions (highlighted) to the list of Prohibited Uses is provided below.

Special Uses	Prohibited Uses		
- Amusement and recreation establish-	- Adult regulated uses	Medical marijuana dispensing facility	
ments including bowling alleys, billiard	- Advertising signs and billboards	 Model garage display and sales 	
parlors, coin-operated amusement de-	- Agricultural uses (except for farmer's	- Motel or motor inn	
vices, gymnasiums, swimming pools,	markets and private gardens	- Open storage	
dance halls, health clubs, skating rinks	- Archery / bow range	 Other similar or compatible uses 	
and other similar places of recreation	- Automobile car wash (either manual or	 Plumbing, heating, air conditioning 	
- Any establishment with operating hours	automatic)	sales and service	
between 2:00 AM and 6:00 AM	- Automobile / gasoline service stations	- Second hand stores, flea markets, pawn	
- Automobile and custom van sales (new	- Automobile repair shops (including	shops	
and used)	bodywork)	- Tattoo parlor	
- Creation of a mixed-use building on a	- Boarding / rooming house	Tobacco, hookah, cigarette, cigar, e-cig-	
Heritage Site in the Neighborhood Gen-	- Building material sales	arette, and vapor sales establishments,	
eral or Neighborhood Flex Districts.	- Drive-in theaters	and any related on-site consumption, as	
- Day or child care centers, including	- Drive-through establishments (acces-	a primary use	
home occupation daycare	sory to restaurants, banks, pharmacies	- Truck depot / truck stop	
- Farmer's market	and all other uses)	- Vehicle rental	
- Fruit and vegetable stands	- Frozen food lockers	 Warehouse and storage (including 	
- Other similar or compatible uses	- Funeral homes, mortuaries, and crema-	mini-storage)	
- Package liquor stores	tion facilities	 Wireless communications facilities 	
- Private surface parking lots located on a	- Greenhouses, garden centers, and land-		
lot with no structures or other uses.	scape nurseries		
- Taverns	- Gun dealer / shooting range		
- Teen recreation and dance facilities	- Industrial facility (heavy or light)		
- Winery, distillery, or brewery, including	- Kennel / pound		
sales and tasting	- Machinery and equipment sales		

Table 3.A.2

3. Landscape Bufferyard Clarification

During the review of some of the more recent developments in the Legacy District, Staff discovered an issue related to required landscape bufferyards that had not been adequately addressed previously in the Legacy Code. Specifically, there was concern regarding the treatment of bufferyards for properties adjacent to Non-Legacy Code Areas. The current regulation reads:

"d. Properties Adjacent to Non-Legacy Code Area: A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5."

The code does not address those situations where there is no alley. The proposed Text Amendment in Ordinance 2015-O-045 added the text "and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area." This means that a 5' wide landscape bufferyard would be required between a parking lot and a parcel outside of the Legacy Code Area. A revised version of Section XII.3.F.10. (p. 63 of the Legacy Code) with the proposed additional text for clarification is highlighted below.

This amendment was rescinded with Ordinance 2016-0-25. Staff recommends the Commission reconsider it when adopting Text Amendments to the Legacy Code.

10. Bufferyards

a. Commercial & Mixed-Use Side Yards In order to promote shared parking facilities, properties with a commercial component are not required to provide side yard bufferyards. If proposed, the minimum standard shall be a bufferyard of 5°.

b. Rear Yards

A bufferyard shall be provided at the rear of any property that has a surface parking lot that abuts a use outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'.

c. Alley Buffer

A bufferyard is not required between a parcel within the Legacy Code Area and an alley. If proposed, the maximum standard shall be a bufferyard of 5'.

d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'.

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

4. Correction of Various Scrivener's Errors Related to Legal Descriptions for District boundaries

Staff has researched the various Scrivener's errors that were included in the previously approved Text Amendments in Ordinance 2015-0-045 and found them to be legitimate. Staff recommends the Commission include these corrections in any proposed amendments.

These errors were discovered when Staff requested that the Village Engineer review all of the legal descriptions for each zoning district within the Legacy Code and check for accuracy. Several errors were identified, which are known as Scrivener's errors. In order to make the written legal descriptions consistent with the intent of the boundaries and zoning districts within the Legacy Code, the Village Engineer drafted a corrected version of all of the legal descriptions for each zoning district. The property located at 17533 Oak Park Avenue (PIN 28-31-200-013-0000) is included within the Scrivener's errors.

Staff notes that the following Zoning Map changes are necessary based on the corrections to the legal descriptions:

#	PIN	Current Zoning (Based on Legal Description)	Correction to Zoning Map (by Legal Description)	Requires Visual Change to Figures in Legacy Code	Notes
1	28-31-200-013-0000	DG	DC	YES	Struck out of DG; Added to DC
2	28-31-200-014-0000	DG	DC	NO	Struck out of DG; Added to DC
3	28-30-308-007-0000	R-4	DF	YES	Previously R-4; Added to DF
4	28-30-308-006-0000	R-4	DF	NO	Previously R-4; Added to DF
5	28-30-308-005-0000	R-4	DF	NO	Previously R-4; Added to DF
6	28-30-405-035-0000	R-5	DG	YES	Previously R-5; Added to DG
7	28-30-405-036-0000	R-5	DG	YES	Previously R-5; Added to DG
8	28-30-405-016-0000	R-5	DG	YES	Previously R-5; Added to DG
9	28-30-115-037-0000	B-1	NG	NO	Previously B-1; Added to NG
10	28-30-302-055-0000	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
11	28-30-302-056-0000	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
12	28-30-302-057-0000	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
13	28-30-301-049-0000	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
14	28-30-301-050-0000	NF	R-4	NO	Excepted out of NF; Reverts back to R-4

5. Correction of Errors on Various Figures Based on Corrections to Legal Descriptions

Correlating to the correction of the Scrivener's errors, Staff is recommending the following revisions to the affected Figures within the Legacy Code. This Text Amendment visually codifies the verbiage from the corrected legal descriptions. Staff proposes to simplify the language of this Text Amendment by stating that all figures affected by the amendments be updated accordingly.

The following figures within Section XII (Legacy Code) of the Zoning Ordinance must be updated:

- 1. Page 3 Figure 1.C.1 Code Area Map
- 2. Page 6-7 Figure 1.G.1 Regulating Plan
- 3. Page 11 Figure 2.A.1 Downtown Core Location Map
- 4. Page 12 Figure 2.A.2 Downtown Core Regulating Plan
- 5. Page 16 Figure 2.A.6 Unnamed
- 6. Page 19 Figure 2.B.1 Downtown Flex Location Map
- 7. Page 20 Figure 2.B.2 Downtown Flex Regulating Plan
- 8. Page 24 Figure 2.B.6 Unnamed
- 9. Page 27 Figure 2.C.1 Downtown General Location Map
- 10. Page 28 Figure 2.C.2 Downtown General Regulating Plan
- 11. Page 32 Figure 2.C.6 Unnamed
- 12. Page 35 Figure 2.D.1 Neighborhood General Location Map
- 13. Page 36 Figure 2.D.2 Neighborhood General Regulating Plan
- 14. Page 40 Figure 2.D.6 Unnamed
- 15. Page 43 Figure 2.E.1 Neighborhood Flex Location Map
- 16. Page 51 Figure 2.F.1 Civic Regulating Plan
- 17. Page 99 Figure Appendix.D.1 Unnamed
- 18. Page 100 Figure Appendix.E.1 Unnamed
- 19. Page 101 Figure Appendix.F.1 Unnamed

Additionally, while Staff does not propose to change "Street Level Commercial Required", it is necessary to correct the label for Figure 2.E.2 to read "Neighborhood Flex Regulating Plans" since it is incorrectly labeled as "Neighborhood General Regulating Plans". Staff proposes to incorporate this correction into a Text Amendment.

Staff's Current Recommendations

While Staff is continuing to work with the Citizen Advisory Committee (CAC) and the Plan Commission (PC) to develop new Text Amendments that will add improvements and clarity to the Legacy Code, the amendments for discussion at this time are limited to the original 2015 Text Amendments adopted with Ordinance 2015-0-045 and rescinded in Ordinance 2016-0-025.

Staff has reviewed the original Text Amendments, conducted a Public Hearing (6/16/2016) and workshop (11/3/2016) with the Plan Commission, and held numerous workshops with the Citizen Advisory Committee. Staff has incorporated research and feedback into the proposed Text Amendments and corrected the Scrivener's errors and related mapping diagrammatic errors as discussed above. Staff will continue to work with the CAC regarding improvements to the Legacy Code, including:

- Heritage Sites
- Public Infrastructure Improvements
- Design Guidelines
- Sign Regulations
- Incentives for Blade Signs
- Boutique Liquor Uses
- Communication/Public Notification

STATE OF ILLINOIS)
COUNTY OF COOK) SS:
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **PATRICK REA**, the duly appointed, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-045

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 6th day of October, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 6th day of October, 2015.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES:

Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

Maher

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 6th day of October, 2015.

Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-045

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

Published in pamphlet form this 6th day of October, 2015, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

Bv.

PATRICK REA Village Clerk

ORDINANCE NO. 2015-O-045

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

WHEREAS, in 2011, the Board of Trustees of the Village of Tinley Park enacted, as Section XII of the Tinley Park Zoning Ordinance ("Zoning Ordinance"), the 2011 Legacy Code (the "Legacy Code") relative to the downtown area of the Village. The Legacy Code included the establishment of a regulating plan, and regulation of building functionality, public frontages, private frontages, general provisions (uses, building types and standards, landscaping, fences, parking, alleys, vehicle access, stormwater management, and lighting), established administrative processes, and regulated signage, all within six new zoning classifications and zoning districts; (collectively, the map amendments creating the Legacy Code zoning districts, with the enactment of the Legacy Code text, shall be referred to herein as the "Legacy Code"); and

WHEREAS, the overall purpose of the Legacy Code was to strengthen the aesthetics and economics of the downtown area; and

WHEREAS, the Board of Trustees of the Village of Tinley Park, also in 2011, rezoned certain properties in the area generally described as between 167th Street and 183rd Street, along and near Oak Park Avenue to one of the six zoning districts created by the Legacy Code: Downtown Core, Downtown Flex, Downtown General, Neighborhood General, Neighborhood Flex, and Civic (collectively, the "Legacy Code zoning districts"); and

WHEREAS, now that several years have passed, staff has recommended several changes to the text of the Legacy Code text (the "proposed text amendments") based on the experience of administering the Code, and changes in conditions downtown since the Code's enactment, as well as correction of certain scrivener's errors in the Legacy Code zoning district legal descriptions, and a map amendment (the "proposed map amendment") that adds the remainder of a previously included lot to the Downtown Core zoning district by rezoning it from its present designation of B-4;

WHEREAS, the proposed text amendments, legal description corrections and proposed map amendment have been referred to the Plan Commission of this Village and have been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on the proposed text amendments and the proposed map amendments on September 3, 2015, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing in the form and manner required by law; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation that the proposed text amendments, legal description corrections and proposed map amendment be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendation.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

<u>Section 2</u>: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments and proposed map amendment is to further the original goals of the enactment and rezoning related to the Legacy Code, including, among other things, preservation of Tinley Park's unique heritage, ensuring that development respects the historic scale and character of the downtown, and building a strong economic future for downtown Tinley Park; and
- (b) That the proposed text amendments and proposed map amendment are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I.B thereof; and
- (c) That the proposed text amendments and proposed map amendment are designed to improve the downtown and provide specific regulations to achieve redevelopment consistent with and in accordance with the Legacy Plan, to foster the intent and purposes of that Plan, and are an integral part of codifying the Plan's vision in an effort to strengthen the aesthetics and economics of the downtown area; and
- (d) That the proposed text amendments and map amendment will contribute favorably to the economic development of the Village as a whole.

350356_2

Section 3: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 – Downtown Core Regulating Plan, is amended by deleting the term "Street Level Commercial Required" in the legend of Figure 2.A.2 and replacing it with "Street Level Commercial Permitted."

Section 4: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), is further amended by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 attached hereto as **Exhibit A** and made a part hereof.

Section 5: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection E (Neighborhood Flex), Figure 2.E.2, which is currently incorrectly designated as "Neighborhood General Regulating Plans" be renamed Figure 2.E.2, "Neighborhood Flex Regulating Plan," and is further amended by deleting the term "Street Level Commercial Required" in the legend of Figure 2.E.2 and replacing it with "Street Level Commercial Permitted."

Section 6: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. is amended by adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses.

Section 7: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended to read in its entirety as follows:

"d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'."

Section 8: That the scrivener's errors in the current Legacy Code legal descriptions be corrected to conform to the descriptions set forth in **Group Exhibit B**, and that the property commonly known as 17533 S. Oak Park Avenue, as legally described and reflected in the illustration in **Group Exhibit B**, is rezoned to the Downtown Core Zoning designation, and that the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with said rezoning.

3

350356 2

Section 9: That Figure 2.A.2, all of the diagrams in the Downtown Core, and all diagrams in the Legacy Code showing the Legacy Code boundary, be amended to reflect the rezoning of and inclusion of 17533 S. Oak Park Avenue, as legally described and reflected in the illustrations in **Group Exhibit B**, into the Downtown Core Zoning District.

Section 10: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 11: That this Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

PASSED this 6th day of October, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

Maher

APPROVED by the President of the Village of Tinley Park on the 6th day of

ATTEST:

October, 2015.

Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. 2015-O-045

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

EXHIBIT A

REVISED LEGACY CODE FIGURE 2.A.6

(ATTACHED)

A. Downtown Core (DC)

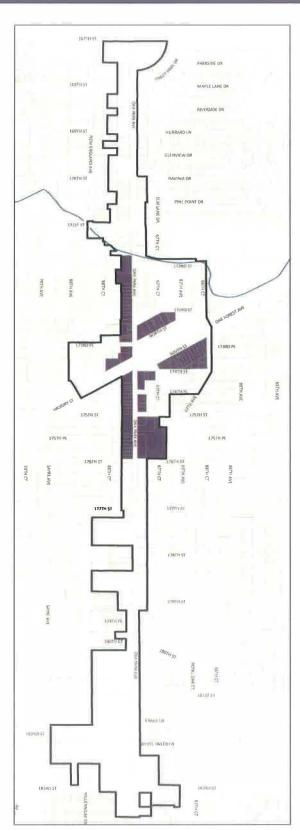


Figure 2.A.1 - Downtown Core Location Map

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 58-59 Parking Design Standards Alleys 60 Vehicle Access 61 62-63 Landscape 64 Fencing

Stormwater Management

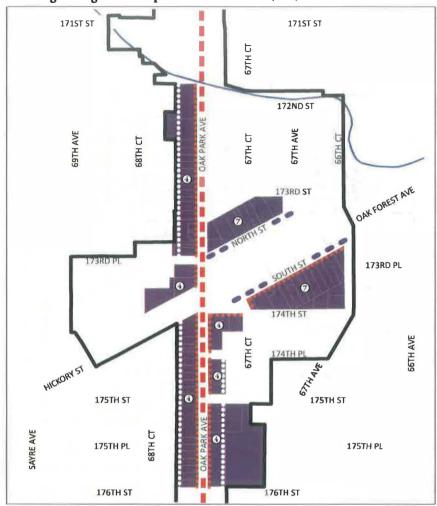
Lighting Encroachments

65

68

66-67

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



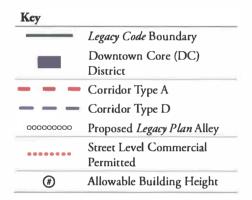


Figure 2.A.2 - Downtown Core Regulating Plan

4. General Standards (DC)

Permitted Build	ing Function	nality		On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•			not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor 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)
Residential	•			1 space per dwelling unit	
Residential				guest parking not required	I per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed	Stand Along	Commercial	Design details for on-site ve located on pages 58-59 Can grega street	not occupy, individually or in agenting are greater than 50% of a building the level commercial space.

Permitted Building Type

Table 2.A.1

10. Heritage Sites (DC)

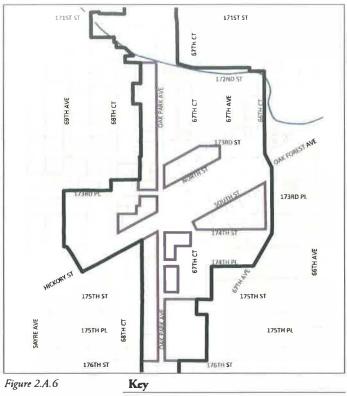
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the Legacy Code. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

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).



Legacy Code Boundary DC Heritage Site Blocks

General Standards

Permitted Build	ing Fun	ictional	ity	On-Site Vehicle Parking	On-Site Bike Parking	
Street Level Commercial	•	•			not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0	0			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor 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)
Residential			•		1 space per dwelling unit	1
	•				guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	1,	Great Use	And Alone	Connercial	Design details for on-site located on pages 58-59 O Cal	vehicle parking and on-site bike parking and on-site bike parking and on-site bike parking and on site bike parking and on site bike parking and on-site bike parking and o

Single Family Areached Single Family, Decadical O Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space. Δ

- Existing Building Type
- △ Can be converted to a mixed-use building.

GROUP EXHIBIT B

REVISED LEGAL DESCRIPTIONS OF THE LEGACY CODE ZONING DISTRICTS (DOWNTOWN CORE, DOWNTOWN FLEX, DOWNTOWN GENERAL, NEIGHBORHOOD GENERAL, NEIGHBORHOOD FLEX AND CIVIC) INCLUSIVE OF THE CORRECTION OF SCRIVNERS' ERRORS AND REZONING APPROVED BY THIS ORDINANCE, AND ILLUSTRATIVE DEPICTIONS OF LEGACY CODE ZONING DISTRICT CHANGES RESULTING FROM THE REZONING

(ATTACHED)

REVISED LEGAL DESCRIPTIONS FOR LEGACY DISTRICTS

Downtown Core

The property proposed to be rezoned is legally described as follows:

Lots 1 through 10, both inclusive, in Block 4, Lots 1 through 15, both inclusive, in Block 9, Lots 1 through 5, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying south of and adjacent to said Lots 1 to 5 in said Block 10, Lots 6 through 7, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 6 to 7 in said Block 10, the West Half of Block 14, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 1 and 2 in Steeve's Stive's Subdivision, being a subdivision of the East 120 feet, lying West of the East line of Block 9 in Village of Bremen, extended South and North of the North line of Market Street and South of the southeasterly line of Block 9 in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded October 24, 1957 as document number T1765405, in Cook County, Illinois.

That part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, lying north of the north line of Market Street, lying west of the west line of Steeve's Subdivision and lying southeasterly of the southeasterly line of Block 9 in the Village of Bremen.

The West 125 feet of the North 125 feet together with the West 125 feet of the South 340 feet of Block 15 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 1 and 2 in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 Noth, Range 13 East of the Third Principal Meridian, recorded March 7, 2006 as document number 0606645109, in Cook County, Illinois.

Lots 1 through 12, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lots 1 through 9, both inclusive, in Herman Stoeckman's Subdivision, being a subdivision of the South 443 feet of the East 183 feet of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 15, 1895, Book 68, Page 6, in Cook County, Illinois.

Outlot B in Hickory Square, being a resubdivision of part of Lot 9 in Circuit Court Partition, being a subdivision of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded August 7, 1987 as document number 87437606, in Cook County, Illinois.

Lots 1 through 6, both inclusive, in Block 1, Lots 1 through 3, both inclusive, in Block 2, except the north 75 feet of the west 175 feet of said Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

Lots 1 and 2 in Spring Fort Hall Subdivision, being a resubdivision of part of Block Let 3 and part of Lot 4 in McClary's Subdivision and Lot 7 in Polygon Resubdivision, being a subdivision of part of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 16, 2007 as document number 0704715058, in Cook County, Illinois.

Lots 1 through 10, both inclusive, in Block 5, together with that part of Block Lot 4 (except that part lying within J.P. Gallagher's Resubdivision, Spring Fort Hall Subdivision and that part lying within Arkema's Subdivision) and (except the North 49.5 feet of the South 99.00 feet of the East 377 feet, except the East 255.00 feet thereof) in Block 4 in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

Downtown Flex

The property proposed to be rezoned is legally described as follows:

Lots 1 through 6, both inclusive, in Breitbarth's Subdivision, being a subdivision of part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The North 34 feet of 172nd Street lying east of the east line of Oak Park Avenue and lying west of the west line of 67th Court, being in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, all in the Village of Tinley Park, Illinois, and all that part lying south of Drainage Ditch in the Southwest Quarter of the North 507 feet of the West 997 feet of the Northwest Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, (except the west 33 feet thereof taken or dedicated for Bachelor Grove Road), said premises being also described as: Commencing at the point of intersection of the east line of Bachelor Grove Road and the north line of Grove Avenue (or Street) as originally located in the Village of Tinley Park; thence north along the east line of Bachelor Grove Road 40feet to the south line of the land conveyed to the Drainage Commissioners of Union Drainage District by Deed dated December 4, 1909 and recorded December 14, 1909 in Book 10826, Page 32 as document number 44828349; thence South 71 degrees 21 feet East 126.7 feet to a point on the north line of Grove Street (or Avenue) as originally located 153 feet east of the west line of said Southeast Quarter; thence west 120 feet more or less to the Place of Beginning.

Lots 5 through 11, both inclusive, together with the west half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 5 to 11

Together with Lots 40 through 48, both inclusive, together with the <u>west east</u> half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 40 to 48

Together with Lots 59 through 61, both inclusive and south half of Lot 58, together with the <u>east west</u> half of the vacated North-South 16 foot Public Alley lying west of and adjacent to Lots 59 to 61, and south half of Lot 58, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

Lots 1 through 3, both inclusive, in Block 3 together with Lots 1 to 6, both inclusive, in Block 5 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853, in Cook County, Illinois.

Lots 1 through 3, both inclusive (except that part lying within Polygon Resubdivision and that part lying within Spring Fort Hall Subdivision and that part lying within J.P. Gallagher's Resubdivision) in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

Lot <u>5 and 6</u>, in Block 3, in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

Lots 1 through 4, both inclusive, together with the west half of the vacated 16 foot North-South Public Alley lying east of and adjacent to said Lots 1 to 4, all in Boldt's Subdivision, being a subdivision of the

EXHIBIT B

Last Updated 06/01/2015

South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 27, 1899, Book 78, Page 2, in Cook County, Illinois.

Downtown General

The property proposed to be rezoned is legally described as follows:

Lots 12 through 18, both inclusive, together with the east half of the vacated North-South 16 foot Public Alley lying west of and adjacent to said Lots 12 to 18, together with Lots 23 through 39, both inclusive, together with the North-South vacated 14 foot Public Alley lying adjacent to Lots 23 to 36 and together with the East-West vacated 14 foot Public Alley lying adjacent to Lots 23, 36 37 and 39 together with Lots 49 to 57 56, both inclusive, together with the north half of Lot 58, together with the east west half of the vacated North-South 16 foot Public Alley lying west of and adjacent to the north half of Lot 58 and Lots 51 to 57 and the west east half of the vacated North-South 16 foot Public Alley lying east of and adjacent to Lots 49 and Lot 50, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The East Half of Block 14, together with Lots 4, 8, 9 and 10, in Block 11, except the east 48 feet of said Lot 8, in Block 11, together with the south half of Lots 1 through 3, both inclusive, in Block 11, together with that vacated street (Graben Strase) described as part of the Village of Bremen subdivision lying west of a line 60 feet westerly of and parallel with the easterly right of way line of 67th Avenue as heretofore dedicated in Vogt's Addition to Tinley Park, lying south of the easterly prolongation of the north line of the south half of Block 11 and lying north of the north line of 174th Place, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 6 through 9, both inclusive, together with the west half of the North-South 16 foot Public Alley lying east of and adjacent to said Lots 6 to 9, all in WM Lawrenz Subdivision, being a resubdivision of Block 13 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 04, 1910 as document number 4534716, in Cook County, Illinois.

Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision, being a resubdivision of Lots 5, 6, 7 and part of Lot 8 in Block 11 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 23, 1998 as document number 08169276, in Cook County, Illinois.

Lots A and B in Vandenberg's Subdivision, being a resubdivision of Lot 45 in Vogt's Addition to Tinley Park and part of Lot 1 in Village of Bremen, together with vacated Street lying easterly of and adjacent to the north half of aforesaid Lot 1, in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 3, 1982 as document number 26133027, recorded February 3, as document number T3263394 and recorded June 17, 1982 as document number 26263076 in Cook County, Illinois.

Lots 3 through 11, both inclusive, in John M. Rauhoff's Subdivision, being a subdivision of part of the south half of Lots 1 and 2 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded July 12, 1909 as document number 4404934, in Cook County, Illinois.

Lots 9 through 16, both inclusive, in Andres Subdivision, being a resubdivision of Lot 9 in Block 3 of Christian Andres Subdivision of a part of the south half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 23, 1897, Book 74, Page 44, in Cook County, Illinois.

Lot 1, Except the west 125 feet thereof and bot 2, except the west 125 feet thereof, all in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded March 07, 2006 as document number 0606645109, in Cook County, Illinois.

Lots 1 through 6, both inclusive, together with the east half of the North-South Public Alley lying west of and adjacent to said Lots 1 to 6, all in St. George Place, being a resubdivision of Lots 5, 6, 7 and 8 in Boldt's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 13, 1995 as document number 95615291, in Cook County, Illinois.

Lot A, in a subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, and 4 being a subdivision of part of the South Half of Lots 1 and 2 of the Southwest Quarter of Section 30, and part of the North Half of Lot 2 of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 13, 1915 as document number 5632986, in Cook County, Illinois.

Neighborhood General

Lots 1, 2, 7, 8, 9, in Block 1, in Parkside, being a subdivision of the Northeast Quarter, except the South 330 feet of the West 330 feet thereof, of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 10, 1947 as document number 13974008, in Cook County, Illinois.

Lot 3 in Marquardt's Subdivision, being a subdivision of the South 180 feet of the West 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1958 as document number 17388889, in Cook County, Illinois.

The West 165 feet of the North 100 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

The West 165 feet of the South 50.00 feet of the North 150 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

Lots 141 through 160, both inclusive, in O. Rueter & Co's. Tinley Park Gardens, being a subdivision of the South 60 acres of the West Half of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, recorded November 19, 1924 as document number 8677040.

Lot 1, in O'Donnells's Resubdivision, being a resubdivision of Lot 1 in Butler's Subdivision, being a subdivision of the North 533 feet of the West 250 feet of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 6, 1979 as document number 25271434, in Cook County, Illinois.

Lots 14 through 25, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lot 1 and Lot 16, in Tinley South Resubdivision, being a resubdivision of Lots 2, 3 and 4 in Block 5 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 16, 1976 as document number 23522845, in Cook County, Illinois.

Lot 1 and Lot 12, in Brianne's Resubdivision, being a resubdivision of Lots 5 and 6 in Block 5 together with the vacated Street, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 3, 1994 as document number 94599909, in Cook County, Illinois.

Lot 1, except the west 363 feet thereof, in Block 5; Lots 1 through 6, both inclusive, in Block 6; together with the north half of the vacated 181st Street lying south of and adjacent to said Lot 6, in Block 6, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 5 and Lot 6 in Block 1; Lots 1 through 6, both inclusive, in Block 6; Lots 7, 8, 10 and 11, except the west 200 feet thereof, in Block 6; Lots 1 through 6, both inclusive, in Block 7; the east 125 feet of Lots 7,

8, and 9, in Block 7_6 and the east 200 feet of Lot 11 in said Block 7; Lot 1 to Lot 22, both inclusive and the east 5.20 feet of Lot 23, the south half of the East-West 20 foot Public Alley lying north of and adjacent to Lots 20, 21, 22 and the east 5.20 feet of Lot 23, and 22, the south 70 feet of the east 125 feet of Lot 31, the north half of the East-West 20 foot Public Alley lying south of and adjacent to the south 70 feet of the east 125 feet of Lot 31, the north 60 feet of the east 125 feet of Lot 33 and the East 125 feet of Lot 34, all in Block 12 in Elmore's Oak Park Avenue Estates, being a subdivision in the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lot 1, except the west 447 feet thereof; Lots 2, 3, 4 and 5, all in Block 1; Lot 4 and the east 260 feet of Lot 5, all in Block 2, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 2 in Wesolowski's Resubdivision, being a resubdivision of Lot 6 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1978 as document number 24636783, in Cook County, Illinois.

Lots 1 through 5, both inclusive, in Therese's Resubdivision, being a resubdivision of Lot 3 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 9, 1972 as document number 21896053, in Cook County, Illinois.

Neighborhood Flex

Lot 14 in Plat of Subdivision, being a subdivision of heretofore vacated Lots 14 to 40, both inclusive, Block 3, together with, the public walk between Lots 23 and 24 and public alley between Lots 32 to 40, inclusive, of Block 3, together with Broad Street from the east line of Oak Park Avenue to the south line of 167th Street, all in Parkside Subdivision, all in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 13, 1957 as document number 17089200, in Cook County, Illinois.

Lot 26 in Eagle's Nest Unit 2 Resubdivision, being a resubdivision of Outlot A in Eagle's Nest of Tinley Park Unit 1, being a subdivision of part of the West Half of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 16, 1993 as document number 93457216, in Cook County, Illinois

Lots 1 through 4, both inclusive, together with Lots 11 and 12, all in Block 1, in Elmore's Oak Park Avenue Estates, being a subdivision of the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lots 1 through 8, both inclusive, Lot 12 and Lots 16 through 18, both inclusive, in Block 10, together with the south half of the vacated 182nd Street lying north of and adjacent to said Lots 1 and 18, in Block 10, together with Lots 7 and 8 in Block 9, together with the north half of the vacated 182nd Street lying south of and adjacent to said Lot 7, in Block 9, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

The North 400.00 feet of the West 238.00 feet of the East 491.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 2 except the south 22 feet thereof, together with the south 22 feet of Lot 1, in Miller's Subdivision, being a subdivision of the East 203.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, recorded June 13, 1946 as document number 13820113, in Cook County, Illinois.

The North 233 feet of the West 100 feet (except the north 50.00 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line, in Cook County, Illinois.

The North 233 feet of the West 200 feet (except the West 100 feet thereof) and (except the North 50 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line in Cook County, Illinois.

That part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning on the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, a distance of 315.00 feet east of the northwest corner thereof; thence South 185.00 feet; thence East 10.00 feet; thence South 46.00 feet to the south line of the north 233 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence west along said south line, 125.00 feet to the east line of the

EXHIBIT B

Last Updated 06/01/2015

west 200.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence north along said east line, 233.00 feet to the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, thence east along said north line, 115.00 feet to the Point of Beginning (except the North 50.00 feet thereof).

A parcel of land situated in the Northwest Quarter of the Northeast Quarter North of the Indian Boundary Line in Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on the north line of said Section 6, 315.00 feet east of the northwest corner of the Northeast Quarter; thence South 185.00 feet; thence East 10.00 feet; thence South 72.00 feet; thence East 75.00 feet; thence North 257.00 feet; thence West 85.00 feet, to the Point of Beginning (except the north 50.00 feet thence dedicated for street purposes by document number 95-843986), in Cook County, Illinois.

Civic

Lots 1 through 6, both inclusive, in Block 9, together with the north half of the vacated 182nd Street lying south of and adjacent to said Lot 6, in Block 9, together with the south half of the vacated 181st Street lying north of and adjacent to said Lot 1, in Block 9 all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lots 8 through 10, both inclusive, in Block 10, together with the south half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 8 and 10 in said Block 10, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

That part of the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: lying west of the westerly line of 66th Court, lying northwest of the northwesterly line of South Street, lying north of the north line of Market Street, lying east of the east line of Oak Park Avenue, lying southeast of the southeasterly line of North Street and lying south of the south line of Lots 1 through 5, both inclusive, in Block 5, all in Village of Bremen Breitbarth's Subdivision, being a subdivision of part of the Northwest Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois,

The North Half of Lots 1 through 3, both inclusive, in Block 11, (except that part lying within Vanderberg's Subdivision) all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lot 8 and the north 75 feet of the west 175 feet of Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

36-13-31A 28-31

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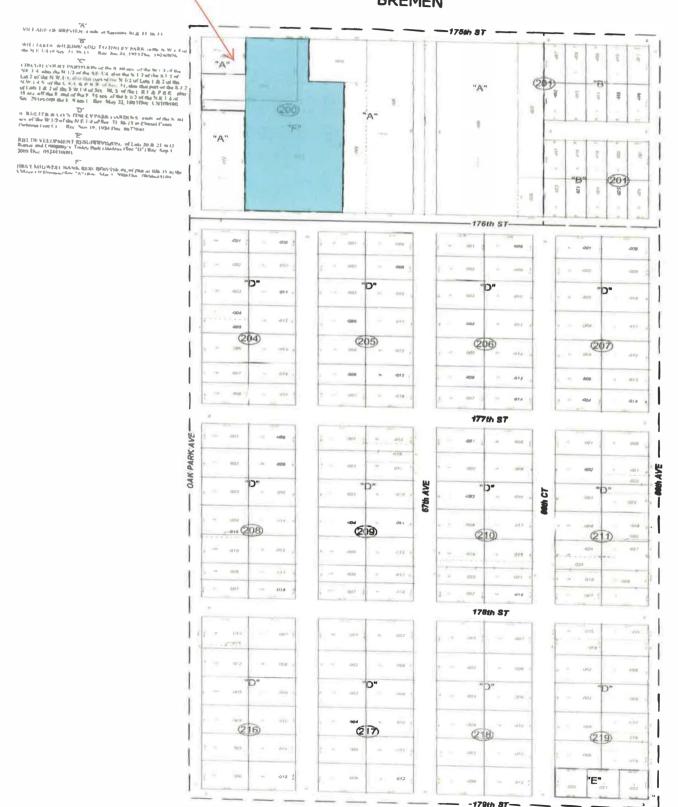
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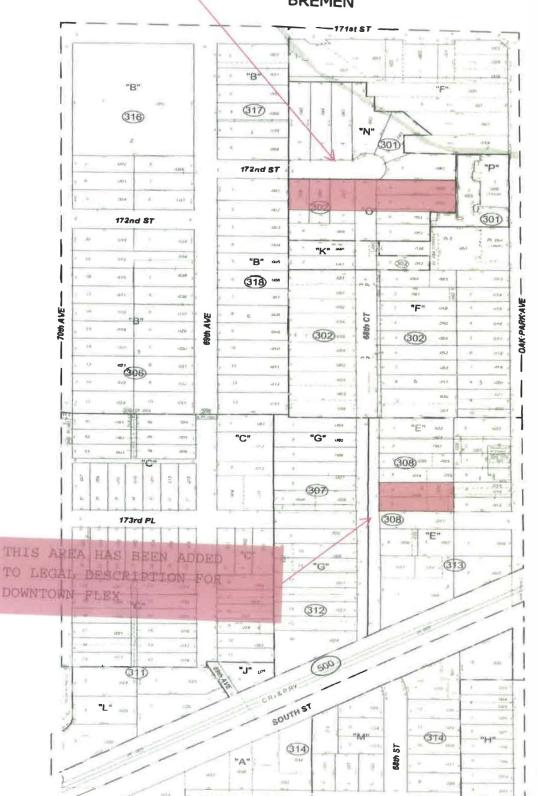
36-13-31A 28-31

W 1/2 NE 1/4 SEC 31-36-13 BREMEN



THIS AREA HAS NOW BEEN
"EXCEPTED OUT" IN LEGAL
DESCRIPTION FOR DOWNTOWN FLEX

E ½ SW ¼ SEC 30-36-13 BREMEN



36-13-30F 28-30

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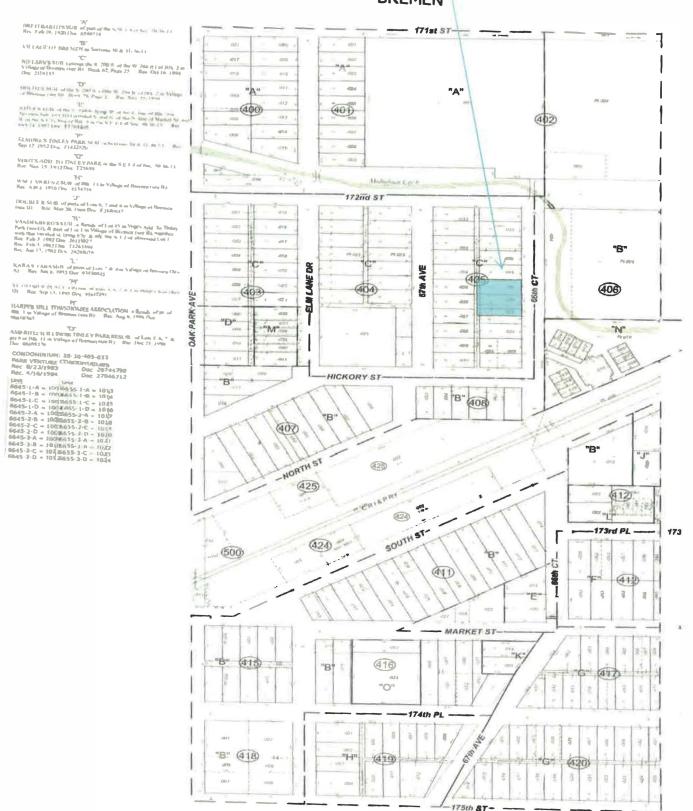
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THIS AREA HAS BEEN ADDED TO LEGAL DESCRIPTION FOR DOWNTOWN GENERAL

36-13-30G 28-30

W 1/2 SE 1/4 SEC 30-36-13 BREMEN



E 1/2 NW 1/4 SEC 30-36-13 BREMEN

36-13-30D 28-30



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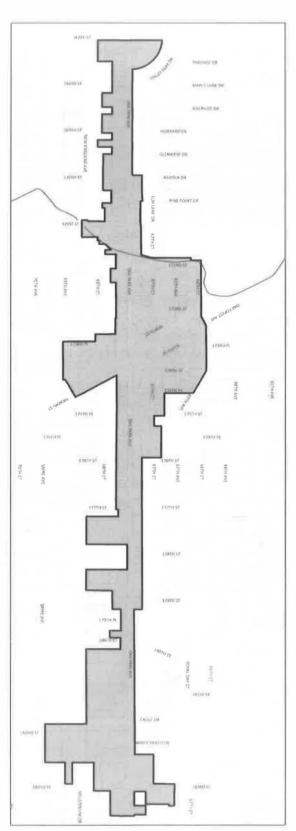


Figure 1.C.1 - Code Area Map

C. Applicability

The *Legacy Code* shall apply to the area of land along Oak Park Avenue generally between 167th Street and 183rd Street, as depicted on the Code Area Map (Figure 1.C.1) and as designated on the official Zoning Map of the Village of Tinley Park.

The standards set forth in this section shall be applied to properties, and shall officially rezone properties, within the Legacy Code Area.

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 supersede.

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 apply.

D. Severability

Should any section or provision of this section of the Zoning Ordinance be declared to be unconstitutional or invalid, such decision shall not affect the validity of any other part of this section or Zoning Ordinance, as a whole.

G. Regulating Plan

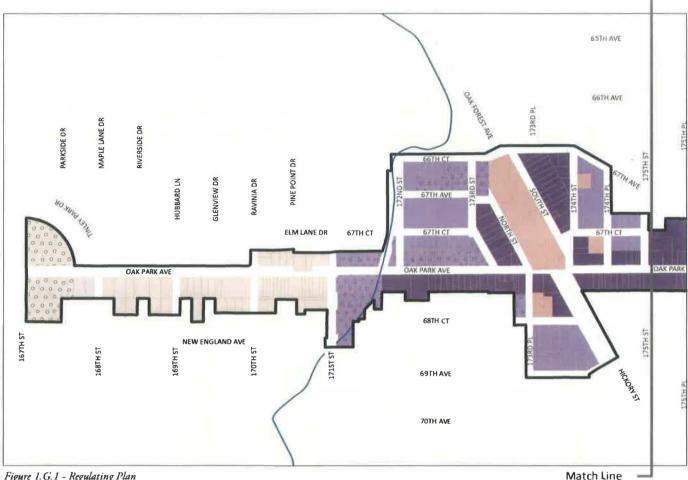
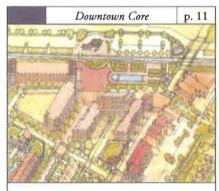
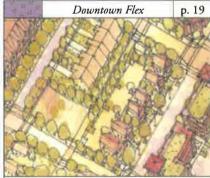


Figure 1.G.1 - Regulating Plan

Character Districts



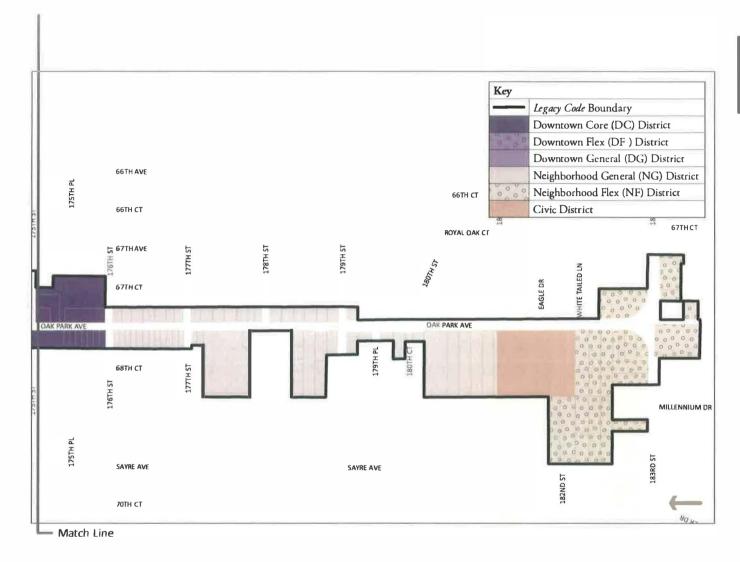
The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.

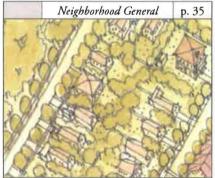


The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks.



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

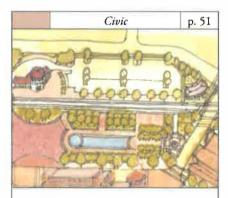




The Neighborhood General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks.



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.



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.

A. Downtown Core (DC)

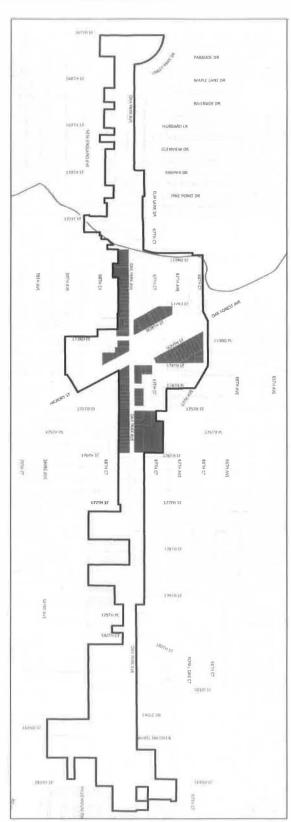


Figure 2.A.1 - Downtown Core Location Map

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.

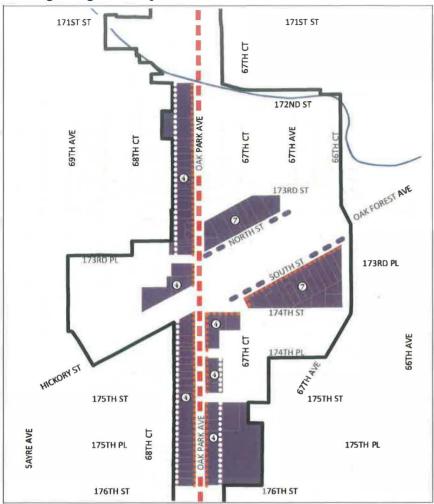
2. Applicability

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 64 Fencing Stormwater Management 65 Lighting 66-67 **Encroachments** 68

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



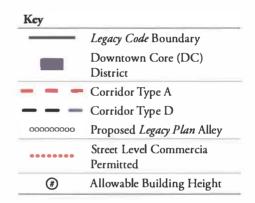


Figure 2.A.2 - Downtown Core Regulating Plan

Permitted Build	ing Functio	nality		On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•			not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor 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)
B :1 :1	•			1 space per dwelling unit	1 1 10 5
Residential				guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Miscol	Stand Alone	Single Single Conneccial	Design details for on-site velocated on pages 58-59 O Can grega street	not occupy, individualy or in a te, greater than 50% of a building level commercial space.

Permitted Building Type

Table 2.A. I

10. Heritage Sites (DC)

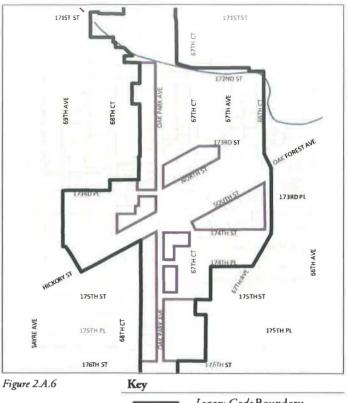
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the Legacy Code. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

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).



Legacy Code Boundary DC Heritage Site Blocks

General Standards

Permitted Build	Permitted Building Functionality						On-Site Bike Parking
Street Level Commercial	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0	0				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor 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)
Residentiał	•		•			1 space per dwelling unit	1
						guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	14	Sixed Use	and Alone	Tulci Famile Commen	Tele Family	located on pages 58-59 Alache Grache grega	not occupy, individually or in agate, greater than 50% of a building

△ Can be converted to a mixed-use building.

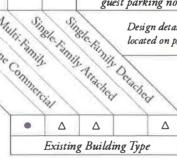


Table 2.A.7

B. Downtown Flex (DF)

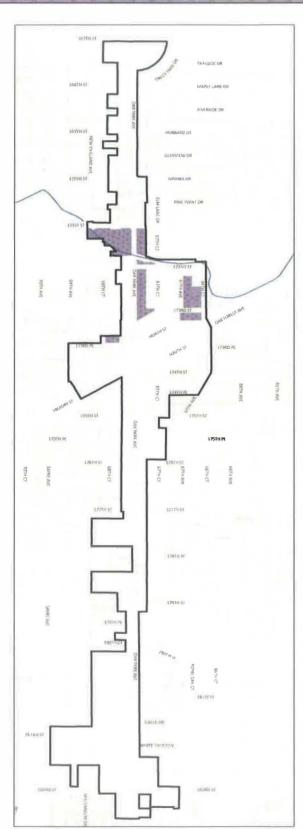


Figure 2.B.1 - Downtown Flex Location Map

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.

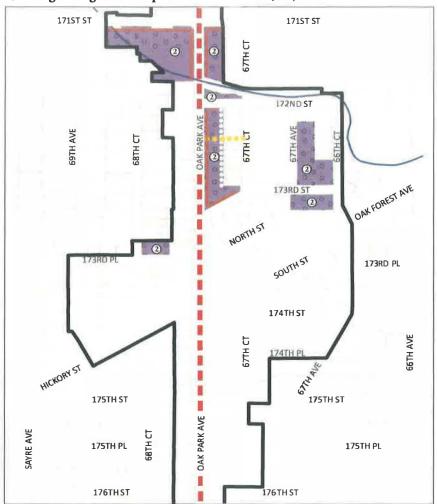
2. Applicability

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 58-59 Parking Design Standards Alleys 60 Vehicle Access 61 62-63 Landscape Fencing 64 65 Stormwater Management 66-67 Lighting Encroachments 68

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



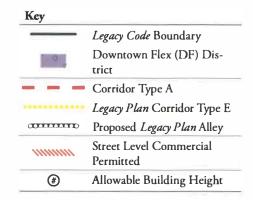


Figure 2.B.2 - Downtown Flex Regulating Plan

4. General Standards (DF)

Permitted Build	ing Functiona	ality		On-Site Vehicle Parking	On-Site Bike Parking	
Street Level Commercial	•			not required	0.2 per 1,000 s.f. (2 minimum)	
Second Floor Office	•			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)	
Second Floor Group Assembly	•			4 spaces per 1,000 s.f. 0.2 per 1,000 s.f. (2 n		
Civic	•			not required	0.2 per 1,000 s.f. (2 minimum)	
Residential				1 space per dwelling unit	1 per dwelling unit	
				guest parking not required		
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on puges 54-55	Miserus	Stand Mole Comme	Tele Family	Design details for on-site ve located on pages 58-59	chicle parking and on-site bike parking ar	

Permitted Building Type

Table 2.B.1

10. Heritage Sites (DF)

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.

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 Flex District only (see Figure 2.B.6).

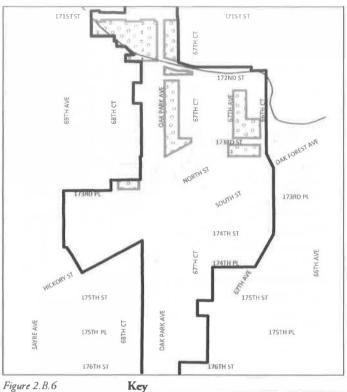


Figure 2.B.6

Legacy Code Boundary DF Heritage Site Blocks

General Standards

ing Fun	ctional	ity		On-Site Vehicle Parking	On-Site Bike Parking
•	•			not required	0.2 per 1,000 s.f. (2 minimum)
•	•			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•	•			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•	•			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•	•			not required	0.2 per 1,000 s.f. (2 minimum)
•				1 space per dwelling unit	1 1 11: 5
		•		guest parking not required	1 per dwelling unit
14	Stored Use	nd Alone	Single Kandis	Design details for on-site v located on pages 58-59	ehicle parking and on-site bike parking are be converted, where permitted on the
	•				not required 2 spaces per 1,000 s.f. 4 spaces per 1,000 s.f. 4 spaces per 1,000 s.f. not required 1 space per dwelling unit guest parking not required Design details for on-site v located on pages 58-59 \[\textstyle{\textst

Existing Building Type

Table 2.B.7

- alone commercial building.
- ☐ Can be converted to a stand-alone commercial, multi-family, or single-family detached building.
- ♦ Can be converted to a mixed-use, multifamily, or single-family detached building.

C. Downtown General (DG)

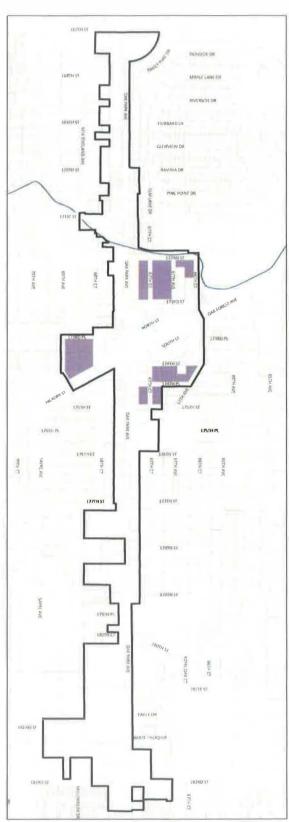


Figure 2.C.1 - Downtown General Location Map

1. Intent

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

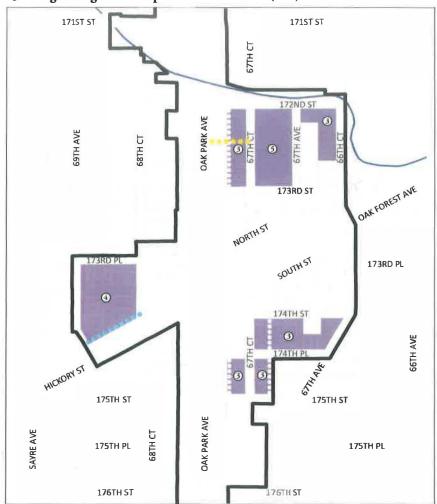
2. Applicability

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 30 Public Frontage Standards 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 56-57 **Building Standards** 58-59 Parking Design Standards 60 Alleys Vehicle Access 61 Landscape 62-63 Fencing 64 65 Stormwater Management Lighting 66-67 Encroachments 68

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



Legacy Code Boundary

Downtown General (DG)

District

Legacy Plan Corridor Type E

Legacy Plan Corridor Type F

Proposed Legacy Plan Alley

Allowable Building Height

Figure 2.C.2 - Downtown General Regulating Plan

4. General Standards (DG)

Permitted Buildin	ng Functionality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial		nla	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office		nla	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)
Second Floor 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)
D. I. I. I		1 space per dwelling unit	, , , , , , ,
Residential	• •	guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Asiacel Light Along Single Fair	Design details for on-site ve located on pages 58-59	ehicle parking and on-site bike parking ar
	Alixed Use Alone Commercial	Design details for on-site ve located on pages 58-59	

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).

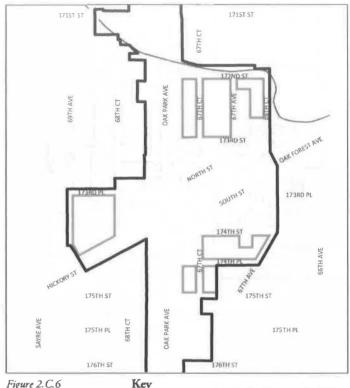


Figure 2.C.6

Key

Legacy Code Boundary

DG Heritage Site Blocks

c. General Standards

Permitted Buildin	Permitted Building Functionality					On-Site Bike Parking
Street Level Commercial	•				not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office					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)
Second Floor 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)
D. C. C. C.					1 space per dwelling unit	1 111:
Residential					guest parking not required	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	and Alon	Tulti Fam	Ble Kan	Design details for on-site located on pages 58-59	vehicle parking and on-site bike parking are
			Commen	i dia	Design details for on-site located on pages 58-59 -4resched ing.	n be converted to a multi-family build
Table 2.C.7				Existin	g Building Type	

D. Neighborhood General (NG)

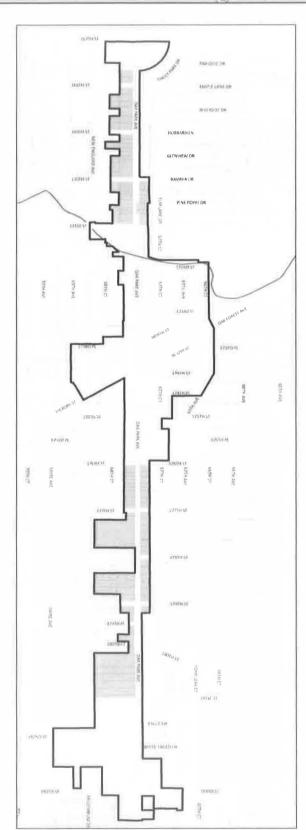


Figure 2.D.1 - Neighborhood General Location Map

1. Intent

The regulations and standards within this section are intended to help transition existing single-family houses and commercial uses into multifamily 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 37 Development Site Requirements 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 66-67 Lighting Encroachments 68

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

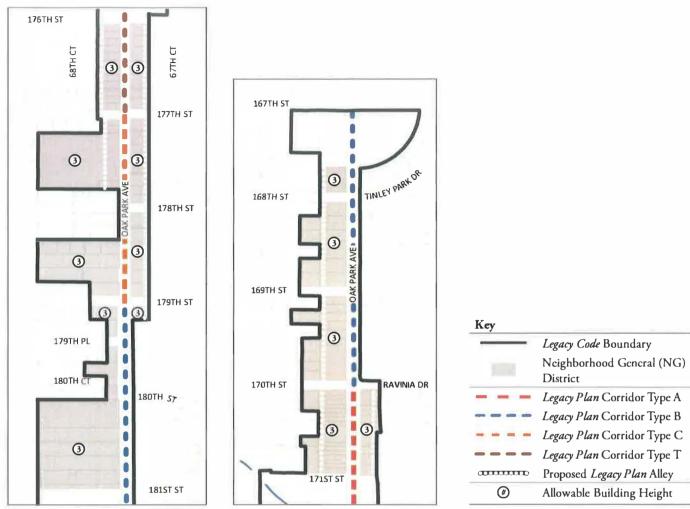


Figure 2.D.2 - Neighborhood General Regulating Plan

4. General Standards (NG)

Permitted Build	ing Functionality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial		nla	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office		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)
Second Floor 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)
Residential		1 space per dwelling unit	1 man devalling conin
		.5 guest spaces per dwelling u	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Alixed Use Money Sand	Design details for on-site located on pages 58-59	vehicle parking and on-site bike parking ar
	Asised Use Aluli Sand Alone Comme	Design details for on-site located on pages 58-59	
Table 2.D.1		Permitted Building Type	

10. Heritage Sites (NG)

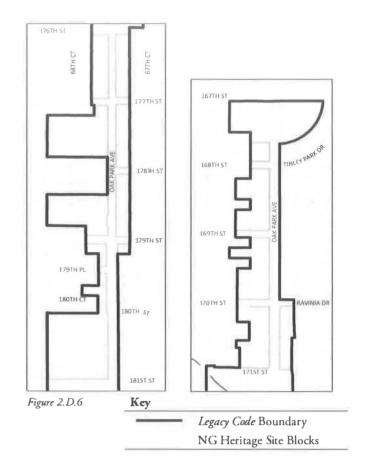
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

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).



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)
Second Floor Office	•	•				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)
Second Floor 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)
Residential	•			•	•	1 space per dwelling unit	1 1 112
			•			.5 guest 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	14	Sixed Use	and Ale	Sulti Fato	Tele Far	Design details for on-site ver located on pages 58-59	bicle parking and on-site bike parking are
		15	and Alone	Comme	Ciar D	1 9 1	oe converted, with Special Use ap l, to a mixed-use building.
Table 2.D.7						g Building Type	



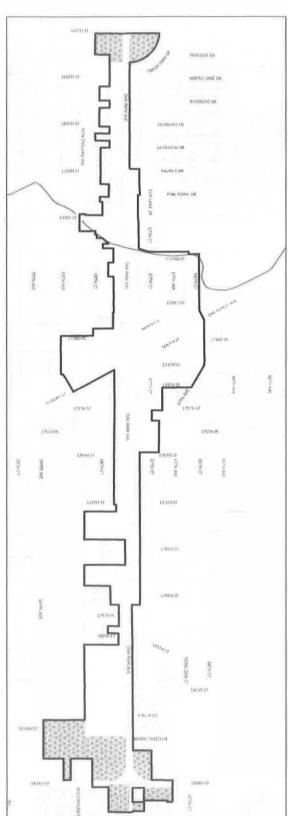


Figure 2.E.1 - Neighborhood Flex Location Map

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.

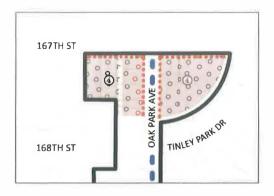
2. Applicability

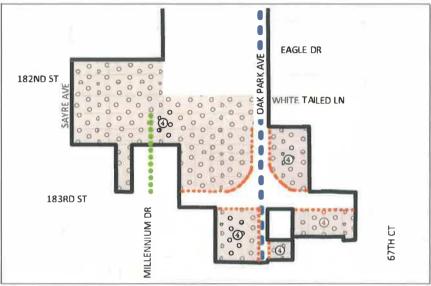
The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Neighborhood Flex District (Figure 2.E.2).

District Regulations

Redevelopment (Improvements > 50%) 44 Regulating Plan 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 49 Private Frontages General Regulations Administration & Procedure 81-90 54-55 Uses **Building Standards** 56-57 58-59 Parking Design Standards 60 Alleys Vehicle Access 61 62-63 Landscape 64 Fencing Stormwater Management 65 66-67 Lighting Encroachments 68

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





Key	
	Legacy Code Boundary
0	Neighborhood Flex (NF) District
	Corridor Type B
********	Legacy Plan Corridor Type G
(MAXIMA)	Proposed Legacy Plan Alley
•••••	Street Level Commercial Permitted
#	Allowable Building Height

Figure 2.E.2 - Neighborhood Flex Regulating Plan

4. General Standards (NF)

Permitted Building Functionality			lity	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)	
Second Floor Office	•	•		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)	
Second Floor 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)	
Residential				1 space per dwelling unit	1 1 112	
	•			.5 guest 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	13	Sted. Cie	And About Fame Fa	Design details for on-site veh located on pages 58-59	icle parking and on-site bike parking are	
		/	Addic Family On Marketial	Design details for on-site veh located on pages 58-59		
Table 2.E.1			Perm	itted Building Type		

Section 2.F

F. Civic

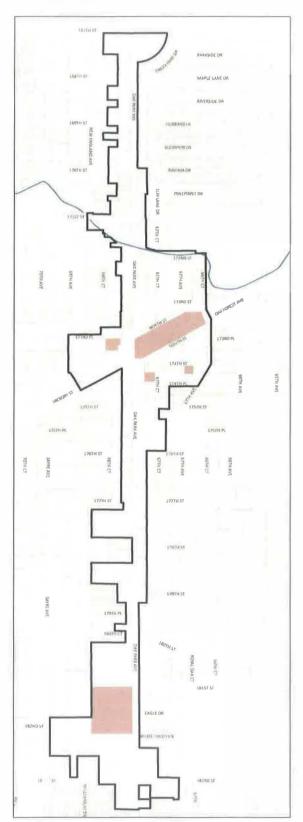


Figure 2.F.1 - Civic Location Map

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)

A list of Special Uses and Prohibited Use	es for the					
Definitions for Building Types located on page 56.						
Single-Family Detached						
Single-Family Attached						
Multi-Family						
Stand-Alone Commercial	•					
Mixed-Use	•					

entire Legacy Code Area is located on pages 54-55.

Table 2.F.1

4. Lot Standards (Civic)

General							
Allowable Lot Coverage	100%						
Maximum Building Height	7 stories						
Building Setbacks							
All Yards 0' permitte							
Parking Setbacks							
All Yards	0' permitted						
Accessory Structures							
	permitted						
On-Site Vehicle Parking							
	n/a						
On-Site Bike Parking							
0.2 spaces per 1,00	0 sq. ft. (2 minimum)						

Table 2.F.2

	Permitted Uses
Commit	Retail / Service 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.
Commercial	Office 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.
Group Assembly	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.
Civic	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.
Residential	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.

Table 3.A.1

	Special Uses		Prohibited Uses			
3	Amusement and recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation Any establishment with operating hours between 2:00 AM and 6:00 AM		Adult regulated uses Advertising signs and billboards Agricultural uses (except for farmer's markets and private gardens Archery / bow range Automobile car wash (either manual or automatic) Automobile / gasoline service stations	•	Medical marijuana dispensing facility Model garage display and sales Motel or motor inn Open storage Other similar or compatible uses Plumbing, heating, air conditioning sales and service Second hand storcs, flea markets, pawn	
	Automobile and custom van sales (new and used)	+,	Automobile repair shops (including bodywork)	-	shops Tattoo parlor	
in .	Creation of a mixed-use building on a Heritage Site in the Neighborhood Gen- eral or Neighborhood Flex Districts.	-	Boarding / rooming house Building material sales Drive-in theaters	-	Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as	
-	Day or child care centers, including home occupation daycare Farmer's market	-	Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)	_	a primary use Truck depot / truck stop Vehicle rental	
20	Fruit and vegetable stands Other similar or compatible uses	-	Frozen food lockers Funeral homes, mortuaries, and crema-	-	Warehouse and storage (including mini-storage)	
and .	Package liquor stores		tion facilities	-	Wireless communications facilities	
-	Private surface parking lots located on a lot with no structures or other uses.	-	Greenhouses, garden centers, and land- scape nurseries			
-	Taverns Teen recreation and dance facilities	-	Gun dealer / shooting range Industrial facility (heavy or light)			
•	Winery, distillery, or brewery, including sales and tasting	-	Kennel / pound Machinery and equipment sales			

Table 3.A.2

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.

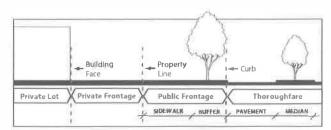


Figure 3.F.1

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. Commercial & Mixed-Use Side Yards

In order to promote shared parking facilities, properties with a commercial component are not required to provide side yard bufferyards. If proposed, the minimum standard shall be a bufferyard of 5'.

b. Rear Yards

A bufferyard shall be provided at the rear of any property that has a surface parking lot that abuts a use outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'.

c. Alley Buffer

A bufferyard is not required between a parcel within the Legacy Code Area and an alley. If proposed, the maximum standard shall be a bufferyard of 5'.

d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'.

Bufferyard Width	Minimum Plant Materials (per 50')					
	Shade Trees	Ornamental Trees	Shrubs			
51	2	1	20			
10'	2	2	30			
15'	2	4	40			

Table 3.F.1

Williaminated

D. Historic Properties & Special Uses

Legacy Code Boundary				
Special Uses (post-Legacy Code sday				
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 Legac	y 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. 67th 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 rd 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.			
Stoeckmann 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 Avc.			
JW Hollstein	17358 S. Oak Park Avc.			
Dini Home	17424 S. Oak Park Ave.			
Poorman Residence	17301 S. 66 th Ct.			

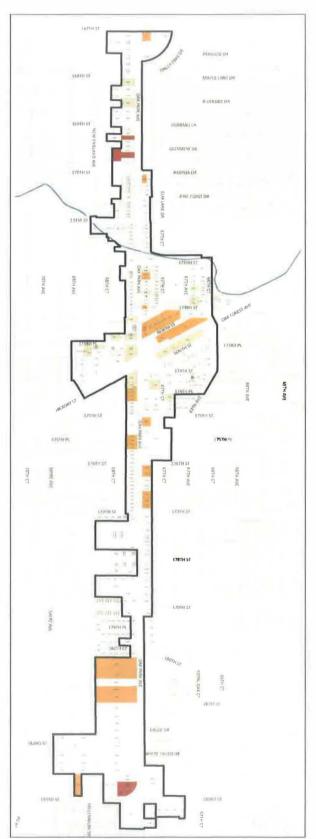
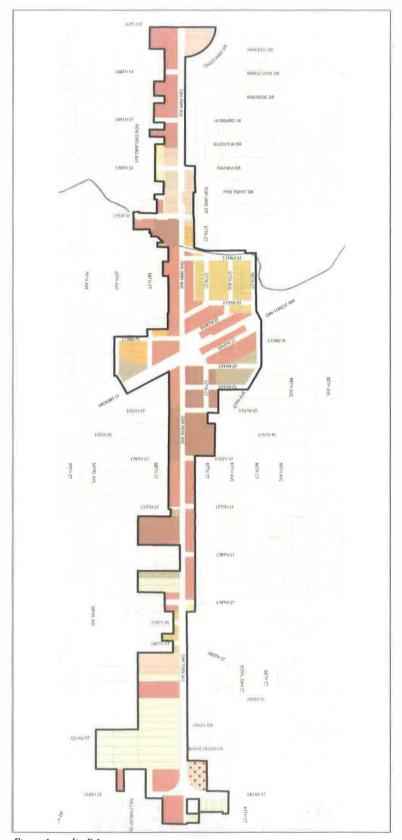


Figure Appendix.D.1

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

Appendix

F. Main Street Commission Boundary

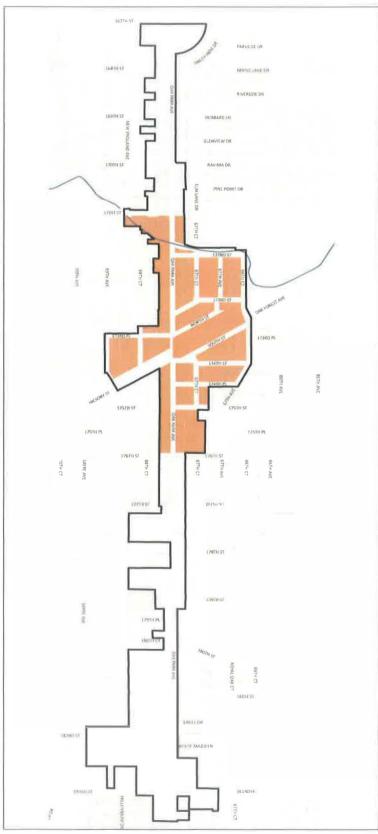


Figure Appendix.F.1

EXHIBIT B

Legacy Code Updates 2015

TEXT UPDATES

- Page 12 remove Required, replace with Permitted
- Page 44 remove General Regulating Plans, replace with Flex Regulating Plan
- Page 44 remove Required, replace with Permitted
- Page 55 add prohibited use: Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any
 related on-site consumption, as a primary use
- Page 55 add prohibited use: medical marijuana dispensing facility
- Page 63 revise text for 10.d.: A bufferyard is required between an alley and a parcel located outside of the Legacy Code
 Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area.
 The minimum standard shall be shall be a minimum bufferyard of 5'.

GRAPHIC UPDATES

- Page 3 Figure 1.C.1 Code Area Map
- Page 6/7 Figure 1.G.1 ~ Regulating Plan
- Page 11 Figure 2.A.1 Downtown Core Location Map
- Page 12 Figure 2.A.2 Downtown Core Regulating Plan
- Page 16 Figure 2.A.6 Unnamed
- Page 19 Figure 2.B.1 Downtown Flex Location Map
- Page 20 Figure 2.B.2 Downtown Flex Regulating Plan
- Page 24 Figure 2.B.6 Unnamed
- Page 27 Figure 2.C.1 Downtown General Location Map
- Page 28 Figure 2.C.2 Downtown General Regulating Plan
- Page 32 Figure 2.C.6 Unnamed
- Page 35 Figure 2.D.1 Neighborhood General Location Map
- Page 36 Figure 2.D.2 Neighborhood General Regulating Plan
- Page 40 Figure 2.D.6 Unnamed
- Page 43 Figure 2.E.1 Neighborhood Flex Location Map
- Page 51 Figure 2.F.1 Neighborhood Flex Regulating Plan
- Page 99 Figure Appendix.D.1 Unnamed
- Page 100 Figure Appendix.E.1 Unnamed
- Page 101 Figure Appendix.F.1 Unnamed

STATE OF ILLINOIS)
COUNTY OF C O O K) SS
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, PATRICK E. REA, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2016-O-025

AN ORDINANCE RESCINDING ORDINANCE NO. 2015-O-045 "AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

which was adopted by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 17th day of May, 2016, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 17th day of May, 2016.

I further certify that the vote on the question of the adoption of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

NAYS:

AYES:

ABSENT:

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 17th day of May, 2016.

Village Clerk

ORDINANCE NO. 2016-O-025

AN ORDINANCE RESCINDING ORDINANCE NO. 2015-O-045 "AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, on October 6, 2015, the Corporate Authorities Approved Ordinance 2015-O-045 "An Ordinance Making Certain Text Amendments to Section XII (Legacy Code) Of the Tinley Park Zoning Ordinance, and Rezoning Property Relative to the Legacy Code Zoning Districts;" and

WHEREAS, The Corporate Authorities herby find that the manner in which said Ordinance was presented and passed deviated from the Village's standard practices; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park to rescind Ordinance No. 2015-O-045, "An Ordinance Making Certain Text Amendments to Section XII (Legacy Code) Of the Tinley Park Zoning Ordinance, and Rezoning Property Relative to the Legacy Code Zoning Districts;" and

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Ordinance as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby rescind Ordinance No. 2015-O-045, "An Ordinance Making Certain Text

Amendments to Section XII (Legacy Code) Of the Tinley Park Zoning Ordinance, and Rezoning Property Relative to the Legacy Code Zoning Districts."

Section 3: That the President and Board of Trustees of the Village of Tinley Park hereby direct Village staff to place the text amendments contained in Ordinance No. 2015-O-045, "An Ordinance Making Certain Text Amendments to Section XII (Legacy Code) Of the Tinley Park Zoning Ordinance, and Rezoning Property Relative to the Legacy Code Zoning Districts" before the Tinley Park Plan Commission after proper and due notice is given in the matter proscribed by law.

<u>Section 4</u>: That this Ordinance shall take effect from and after its adoption and approval.

ADOPTED this 17th day of May, 2016, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

Village Clerk

APPROVED this 17th day of May, 2016, by the President of the Village of Tinley Park.

village i resident



MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

November 3, 2016

The Special Meeting of the Plan Commission was held in the Cafetorium at Central Middle School, 18146 S. Oak Park Avenue, Tinley Park, Illinois on November 3, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold

John Domina Anthony Janowski Peter Kroner

Edward Matushek III, Chairman

Mark Moylan Ken Shaw

Absent: Lori Kappel

Tim Stanton

Village Officials and Staff: Brad Bettenhausen, Village Treasurer

Patrick Connelly, Village Attorney

Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Patricia Meagher, Commission Secretary

CALL TO ORDER

CHAIRMAN MATUSHEK welcomed the public to the meeting and explained how the evening's agenda item would be presented. He explained this meeting is an informative Workshop and not a Public Hearing; no action will be taken. CHAIRMAN MATUSHEK called to order the Special Meeting of the Plan Commission for November 3, 2016 at 7:30 p.m.

COMMUNICATIONS

No communications at this time.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 3, 2016 SPECIAL MEETING

RE: WORKSHOP: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF

THE ZONING ORDINANCE

Per direction of the Village Board and the Plan Commission, discuss the Legacy Plan and Legacy Code, including the following topics:

• The Legacy Plan – Vision for the Downtown Area

• Understanding the Legacy Code

• Land Uses in the Legacy District

Present were the following:

Plan Commissioners: Kevin Bergthold

John Domina Anthony Janowski Peter Kroner

Edward Matushek III, Chairman

Mark Moylan Ken Shaw

Village Officials and Staff: Brad Bettenhausen, Village Treasurer

Patrick Connelly, Village Attorney

Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Patricia Meagher, Commission Secretary

PAULA WALLRICH, Interim Community Development Director, began her presentation explaining what the Workshop format and its importance to decisions in the future. MS. WALLRICH presented a brief history of events that brought the Commissioners and Staff to today's Workshop. On May 17, 2016, the Village Board rescinded the Text Amendments that had been originally approved on October 6, 2015 which brought the Code back to its original state when it was adopted in 2011. MS. WALLRICH also explained that a Citizen Advisory Committee was formed in March of 2016 to assist the Commissioners and Staff to examine the Legacy Plan and Legacy Code. CHAIRMAN MATUSHEK apprised the Public that in 2009 the Village of Tinley Park received various national awards for the Legacy Plan. The value of Workshops, such as this, is that it is assisting in evaluating the Legacy Code for its consistency with the Legacy Plan to improve the quality of life for the residents of the Village of Tinley Park and ensure a strong economic future for Tinley Park.

STEPHANIE KISLER, Planner I, discussed the background of the Legacy Plan and Legacy Code while also presenting images of the various zoning districts within the Legacy District of the Village of Tinley Park. MS. KISLER proceeded to discuss various Land Uses. There are four (4) categories of Land Uses, including Permitted Uses, Special Uses, Prohibited Uses, and Non-Conforming Uses. MS. KISLER stated that the Commissioners charged Staff with comparing other communities and their specific types of uses, such as residential uses, commercial uses, office uses, industrial uses, and civic uses. The

Commission requested specific research on how other communities regulate first floor uses in downtown areas. MS. KISLER presented a table of information related to first floor uses and concluded that in most other communities that were studied residential uses were not permitted on the first floor of a building in a downtown area. She noted that other communities required that residential uses be located either above or behind a commercial use in a downtown area. COMMISSIONER KRONER stated that he would like to see comparisons with more diverse communities. COMMISSIONER SHAW also stated that he would like to see Staff study communities that have a high standard for development and represent successful downtown areas..

BRAD BETTENHAUSEN, Village Treasurer, presented the Economic Impact Report including current and hypothetical information. His report noted in economic impact of a loss of revenue if commercial spaces were converted to residential. There was some discussion regarding the need to include sales tax revenue in that calculation as well. Staff noted there is also a 'ripple effect' which includes secondary economic benefits along with increased quality of life indicators. Mr. Bettenhausen noted that while this analysis was fairly global in scope and that absent specific development scenarios could not provide precise impacts, it is evident that the loss of commercial uses in the Legacy District would have a negative impact on the community.

CHAIRMAN MATUSHEK asked Staff to include information on development processes in upcoming meetings.

CHAIRMAN MATUSHEK asked if any of the Commissioners had any other questions or topics that they wanted to discuss. There were none.

RECEIVE COMMENTS FROM THE PUBLIC

PATRICK CONNELLY, Village Attorney, explained that the public is not required to state their name for the record unless it is a public hearing. He noted that this is not a Public Hearing.

DIANE GALANTE, Resident, asked if the changes to the Legacy Code are going to change "Street Level Commercial Required" to "Preferred or Allowed"? CHAIRMAN MATUSHEK explained that the Legacy Plan and Legacy Code are being reviewed, per the Village Board's request to make changes to the Legacy Code for improvement by gathering facts through workshops such as this one. MS. WALLRICH noted that the facts presented tonight support keeping "Street Level Commercial Required".

MS. GALANTE stated that she is very pleased with the direction the Staff and Commissioners are going. She noted that the research and comparisons to various other areas is a great idea.

MS. GALANTE asked when the Legacy Plan was put together. MS. WALLRICH stated that the Legacy Plan was adopted in 2009 and included a lengthy public process that included workshops and open houses prior to adoption.

DEAN ZOLNER, Resident, asked to view the PowerPoint slide showing tax information. He asked if this represents TIF dollars. MS. WALLRICH and MR. BETTENHAUSEN explained that the purpose of the graphic was to illustrate the proportions of a tax bill for the various taxing districts. Tax Increment Financing does not impact the proportionate share of tax distribution to taxing bodies except for the increment the funds the district.

MR. ZOLNER asked if Tinley Park goes with first floor commercial, would any of those tax dollars go back to developers? MS. WALLRICH stated that incentives are based on a case-by-case scenario.

MR. ZOLNER asked if business owners were notified when their specific land uses were listed as Prohibited Uses within the Legacy Code.

MS. WALLRICH noted that zoning changes for properties (map amendments) require a public hearing. COMMISSIONER KRONER stated that yes; those business owners were notified of any changes.

MR. ZOLNER asked that when new businesses come to Tinley Park is there an approval process or are they able to build without an approval? MS. WALLRICH stated that if they met the zoning code as far as setbacks and use they are only required to get site plan approval which is a Plan Commission approval and does not require Village Board approval. She noted that this is the same for all property within the Village. She also noted that in most communities if a development met all code requirements they don't need any review beyond the building permit process. She noted that Tinley actually has greater review than most other communities. She also noted that most larger projects require some sort of zoning relief and therefore are subject to variation or special use review and approval through the Plan Commission and Village Board. MR. ZOLNER asked if the public would have any say so on it. He stated that he is mostly concerned with the height of buildings. MS. WALLRICH stated that yes, if it required any Variations, Rezoning, or a Special Use Permit it would require a Public Hearing.

MR. ZOLNER asked, within the new Legacy Code, would certain restrictions for Mom-and-Pop businesses be affected with square footage and other restrictions. He believes this may be the problem with attracting these types of businesses to Oak Park Avenue. COMMISSIONER KRONER stated that these are things that the Commissioners will be looking at when working with the Legacy Code. COMMISSIONER JANOWSKI stated that concerns presented to the Village Board will keep incentives in mind.

CHAIRMAN MATUSHEK asked if there was anyone else that would like to speak. There were none.

MS. WALLRICH introduced BETH MCKERNAN, Resident and member of the Citizen Advisory Committee, who was in the audience and thanked her for her contributions to the Committee and the review of the Legacy Code.

ADJOURN MEETING

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER BERGTHOLD to adjourn the Special Meeting of the Plan Commission of November 3, 2016 at 9:00 p.m. The Motion was approved by voice call. CHAIRMAN MATUSHEK declared the meeting adjourned.

1	VILLAGE OF TINLEY PARK
	PLAN COMMITTEE SPECIAL MEETING-WORKSHOP
2	THURSDAY, NOVEMBER 3, 2016
3	
	* * * * * * * * * *
4	
5	STENOGRAPHIC REPORT OF PROCEEDINGS had in
6	the above-entitled matter before the Village of Tinley
7	Park Long Range Plan Commission, commencing at 7:30 p.m.,
8	on the 3rd day of November, 2016 at Central Middle
9	School, 18146 Oak Park Avenue, Tinley Park, Illinois.
10	PLAN COMMISSION BOARD MEMBERS: (Present)
11	MR. ED MATUSHEK, Board President MR. PATRICK CONNELLY, Village Attorney
12	MR. KEVIN BERGTHOLD, Commissioner
13	MR. KEN SHAW, Commissioner
13	MR. PETER KRONER, Commissioner MR. ANTHONY JANOWSKI, Commissioner
14	MR. MARK MOYLAN, Commissioner
1 5	MR. JOHN DOMINA, Commissioner
15	MS. PAT MEAGHER, Commission Secretary MS. PAULA WALLRICH, Interim Community Development Director
16	MS. STEPHANIE KISLER, Planner
1 7	MR. BRAD BETTENHAUSEN, Village Treasurer
17	Members of the Public
18	*(No sign-in sheet; all names spelled phonetically.)
19	
20	REPORTED BY: Eunice Sachs & Associates;
	Lynn Mangan, Certified Shorthand Reporter
21	License No. 084-001449
22	
	1
	-

(Time noted: 7:30 p.m.)

CHAIRMAN MATUSHEK: If we're ready to begin, it looks as though we're on time. And I'd like to welcome those of you who are here for a special meeting of the Tinley Park Plan Commission tonight.

I guess just in terms of introduction before we take the roll so that the public is aware, this is actually just a workshop where the staff will be addressing some of the questions that we had for them at a prior meeting. There's not going to be any action taken tonight. It's actually kind of an informative session for those of us on the Commission. As the public might recall, the vast majority of us were not here when this Ordinance was enacted; and in fact, neither was our staff as far as that goes. So we're following instructions of the Board to take a look at the Legacy Code and make some recommendations for improvements.

I think many of you probably already heard our comments about things we thought need to be fixed. And at this juncture, we're basically going to be just doing an informative workshop. Because of the Public Meeting Act, we have to invite you all. It's not a public

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hearing so we certainly welcome anyone's comments at the
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 2
      end of the meeting. We always have time for that as the
 3
     meeting is over. But, so everyone is aware, this is
 4
     basically just a workshop for us to gather some
 5
      information and one of the first things of some
      additional meetings we have before we take any action or
 7
     make any recommendations so we're aware.
 8
                So, with that being said, I think the secretary
 9
     will call the roll.
10
           SECRETARY MEAGHER: Moylan.
11
           COMMISSIONER MOYLAN: Here.
12
           SECRETARY MEAGHER: Berghold.
           COMMISSIONER BERGHOLD: Here.
13
14
           SECRETARY MEAGHER: Kappel. (No response.)
15
              Shaw.
16
           COMMISSIONER SHAW: Here.
17
           SECRETARY MEAGHER: Matushek.
18
           COMMISSIONER MATUSHEK: Here.
19
           SECRETARY MEAGHER: Kroner.
20
           COMMISSIONER KRONER: Here.
21
           SECRETARY MEAGHER: Janowski.
22
           COMMISSIONER JANOWSKI: Here.
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1 SECRETARY MEAGHER: Domina. 2 COMMISSIONER DOMINA: Here. 3 SECRETARY MEAGHER: Stanton. (No response.) 4 CHAIRMAN MATUSHEK: Okay, we have a quorum. And the workshop is on the Text Amendments to Section XII of the 5 6 Legacy Code of the Zoning Ordinance. We'll begin. 7 I suppose, Paula, if you can start us out; I know we have some information in the packets, and I guess 8 9 you can kind of walk through with the Commissioners. But 10 you can crank your heads around and see what the public sees. And I think you have something in your packets as 11 12 well. 13 MS. WALLRICH: It's not quite as friendly a setup, but you're more than welcome to kind of turn your chairs 14 a little bit so you can take a look at our Power Point 15 16 presentation. 17 First of all, thank you for coming. I think 18 it's a good thing it wasn't last night, or else I don't 19 know if any of you would have been here. I don't know 20 how many members of the Commission would have been here. But we're glad that you came out this evening, getting 21 22 to know more and more of you. And I believe a good

portion of you were at our last meeting on this subject which was actually a public hearing at the Odyssey

Country Club back in June. It's kind of surprising.

Stephanie and I both feel like that seemed like a long time ago. It's really not that long ago.

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So I want to kind of be clear again as you explained everything perfectly in terms of why we're here this evening. This is the first of what I think will be several workshops. And the workshop format is pretty much as it sounds. Rather than a public hearing where we're actually presenting information that we want the Board to consider taking public testimony and possibly vote on, we're not anywhere near that yet. Now is the time that we can work, kind of roll up our sleeves with the Commission. And I think "informal" was the word that Ed used and that is the appropriate word. It's an informal kind of dialogue between staff and the Commissioners so that they can think through some of these ideas.

They were given the packet almost two weeks ago because it was quite voluminous. I think it was 205 pages total because we wanted to include a lot of the

background information that we've been compiling or

Minutes of meetings for their consideration. So, they

had some time to read through those documents and

obviously come up with some of the questions that they

might have for staff this evening.

As always, we want to know what the public feels about things, so we will have time at the end, not while we're discussing or presenting; because we do want to keep this dialogue going between staff and the Commissioners.

So, we have pens and paper if you need something to jot down so you don't forget. But at the end of the meeting is when we would like to have your comments, and we have a microphone right up front here.

Probably what is most important is to also talk about how we got here. And I know it was interesting in reading back the court reporter's minutes, from the last meeting, I've had this conversation with several people. I've never been in a situation where there was a really big disconnect between I would say staff, Commission, and the residents in terms of understanding what was happening that evening. I think

there's been a lot of explanation since then. Reading through the Minutes, it was really interesting because things were being said. But I think just like in any kind of meeting, everybody hears something differently when it's said. So I just want to touch on that basis again.

Back in May 17th, 2016 the Village Board rescinded the Text Amendments that had originally been approved on October 6, 2015. In October of 2015, staff had recommended certain amendments to the Legacy Code, and they were approved at that time. Between that October date and then the final date of May, the Board deliberated, discussed, and decided in May to rescind those amendments which basically returned the Code back to its original state when it was adopted back in 2011.

And that's the way the Code sits right now.

The Code is in exactly the same format as it was when it was originally approved. But the direction of the Board when they rescinded that ordinance was, "Okay, we rescinded it tonight. It's back to its original condition. But, staff, we want you to look at it, because there was several things in those Text

Amendments." It wasn't just First Floor Commercial versus Permitted. There were several other issues that were in that original text amendment. But there was other issues actually even since that time as Stephanie and I have begun to work. Again, Stephanie and I were not part of the original creation of the Legacy Plan or Code, nor were we part of the original amendments back in October, 2015.

And as any planner would do when you work through a Code, even our original Zoning Code, you are constantly findings things that you can tweak, correct, make better. And so the Board said, "Staff, go back and take a look at a few things." They were very specific about a couple of things. Trustee Vandenberg was very specific. And again, the Minutes are all on the website for you to look at. But he wanted the staff and the Plan Commission to make sure that the mission and vision of that Legacy Plan was carried through to the Code.

And I'm going to talk a little bit about that tonight, because we all know back in 2009 there was a Legacy Plan that was adopted. And maybe many of you were involved. I mean, when I look back through the Minutes

and saw it, it was almost a traveling road show. It was a model. They put it up at the farmer's market. They had open houses. I think some were here. So the Legacy Plan that was adopted back in 2009 had vision statements and directions. And it was functioning as like a comprehensive plan, a master plan. And then the idea was, that was to translate into a Code. And then that Code was adopted back in 2011.

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So, Trustee Vandenberg and the Board said,
let's make sure that all those mission statements and
vision statements of the Legacy Plan made their way into
the Code, that the Code is consistent with what that plan
was supposed to do. Because the plan was adopted and
endorsed by not only the residents, Plan Commission, and
the Village Board. In addition, they specifically wanted
staff to look at first floor uses and look at other
communities. Look at what other communities are doing.

I think, Pete, you actually made that statement in one of the testimonies. Go look at some of the other downtowns. Look at the more successful ones obviously and see what they do. What does their Code say? How is it written?

And then the other item was what is the fiscal impact when you start playing around with these uses.

You know, first floor or otherwise, what impact does that have on -- what is the fiscal impact that has on the community, and most specifically the tax impact that that would have. So, as you change the uses -- and I'm going to get into that a little bit about how the uses are described in our Code. How does that -- how in changing that, what fiscal impact does that have?

So, there was a pretty specific direction that the Board gave to staff and the Commission to consider. So, back again in June when we had the Odyssey public hearing, it was a direction just to take that agenda as it originally stood and put it up as the agenda for that evening and have it discussed with the public. And I think the misunderstanding at that evening was that we were supporting another change. And I think that's where the disconnect came that night. I think because it was written as an agenda and it was up for discussion, I think some residents thought, "Oh my goodness, I thought we just rescinded this. Why are we back talking about this again?"

And so I think eventually most of the people we've had time to talk to and be able to individually explain that that wasn't what was happening at that meeting. It was just having an agenda so we have a prescribed list of things to talk about.

So, what's happened since then? Right about that time, actually a little bit earlier, I think it was in April, maybe April, the mayor created or appointed another committee called the Citizen Advisory Committee.

I see at least one member here tonight. And this committee was charged with also taking a look at the Legacy Plan, looking at those items that I mentioned, walk through the whole Legacy Plan and Code -- I'm sorry, I should have said "Code" -- and start to work informally. I think we had -- do we have six members now?

MS. KISLER: Something like that.

MS. WALLRICH: So it was an opportunity. I know it's kind of nice working with a small group like that. There's a lot of easy, I guess, debate. So we started meeting back in March or April, and we are still meeting, and we still need to meet. Because the charge of that

group was to make some recommendations to this recommending body for consideration.

I want to read, because I think it's important to understand what their role is. Their role was to investigate ways to support development in the downtown area, establish a comprehensive vision for the long term viability of the downtown area, and evaluate any hindrances to development that may result from the enforcement of the comprehensive plan, zoning ordinance, and/or Legacy Code and their established entitlement process. So its a little bit more comprehensive. And I would say the discussions have kind of ranged with that group.

I think there was a very strong concern that the downtown needs to be an economically viable entity, and what can we do to make it so, and make sure that our codes -- and that includes the Legacy Code -- doesn't hinder the economic growth that we all want to see in the downtown area.

So, I appreciate all the hard work the CAC has done, and you have another meeting coming up on Monday.

So tonight, and as I mentioned, per the

direction of the Village Board and the Plan Commission that night at the Odyssey is they've asked us to look at these things. So look at the Legacy Plan and its specific vision for the downtown area. Also, make sure that there's a true understanding of the Code and what impacts it has that necessarily results in understanding of the impact of first floor land uses, and then lastly the fiscal impact of that development.

And we're very lucky to have Brad Bettenhausen here with us this evening. He's our Village Treasurer, and he wrote a memorandum that's on our website -- and the Commissioners have received it -- that he took over that fiscal impact study and kind of made some assumptions and general considerations of what different choices are being made in the downtown area and what impact that might have on tax revenue and just general fiscal impact.

So let's talk about the Legacy Plan. And some of this might be stuff you already know; but I think it's important to know the foundation of the Legacy Code.

Can I just see by a show of hands how many people were around when the Legacy Plan was created and

may have attended some of the citizen participation 1 2 workshops or saw the model? I've seen pictures of this model. 3 Really? I'm surprised there's not more. Only two? Only two people ever heard anything about it. 5 6 AUDIENCE MEMBER: I heard of it or had heard of it, but I never knew anything about it. 8 AUDIENCE MEMBER: You're talking about 2009, right? 9 MS. WALLRICH: Yep. It was adopted in 2009, started 10 in 2008. It took about ten months. Ginkgo Consulting 11 Group led that project. 12 Now I've seen pictures. It looked like there was a lot of people in the room. They did design 13 14 charrettes and the whole thing. I was hoping to see a little bit more so you would understand where it came 15 16 from. But that's even more important then, and I would 17 like to give you a little homework. This Plan -- and it looks like this in terms of graphics -- this is the cover 18 of it. It's on our website. 19 20 Stef, would it be under "Planning"? MS. KISLER: It's under "Planning". 21 2.2 MS. WALLRICH: It's under "Planning". And I think

-- I find every time I read it I see something in there that I hadn't noticed before. Besides a lot of pretty pictures, it really gives a framework for what the Code was supposed to do or is supposed to do. It not only did an illustrative plan like this, it actually talked about specific land uses, but it gave a framework in which we're all supposed to be working.

And so going forward, at least staff -- and we'll always be giving this information to our Commissioners -- it's important when we look at any project in the Legacy Code or any projects in the Legacy District and as we review the Legacy Code that we can tell them where that direction is coming from in the Legacy Plan. In that Legacy Plan -- and again, there's a lot of things. We don't need to read through all of them. It addresses all of those items you see up there. One thing that Stephanie and I were just noticing the other day, there was a lot of concentration on open space and conservation areas. That is not something that we've been talking about as staff.

One of the things that I really liked about it is the whole capital improvements for Oak Park Avenue.

There's designs for a boulevard with trees down the middle in certain sections. So these are things that I think as we all try to look at the Code and as we have projects come through for development, we need to be cognizant of that. Because it's not like the whole Oak Park Avenue is going to develop at one time. And that's the challenge, because it's going to be one piece over here, one piece over here. And how do you make decisions on what happens on those pieces? Because you have a vision of what you want it to be, but maybe right now it doesn't fit with what's next door on either parcel. do you bite the bullet and make sure that that one piece is consistent with what the plan is supposed to be eventually? Because that is the hardest part about planning. You may have a vision for one section of this that says we see residential in that area, but right now it's a commercial piece of paper.

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We talked about this a lot at the CAC. Right now it's commercial. So what do you do about that commercial piece of property when it wants to redevelop? Do you look at the long vision? Do you stay true to the long vision? Or do you take sort of a short term

solution that might hinder your long term plan for the district? So these are things that this group has to think about all the time as projects come forward for them.

So the vision, it's a long vision; but the important parts are what you see in red here. The vision of that Legacy Plan said that we want a premier, transit oriented downtown. We want to place pedestrians first.

We want to connect that downtown to regional open spaces, and we want to connect Oak Park Avenue down to the Convention Center. And at the very end, we want a very vibrant enduring downtown that functions as the center of the community.

That should be our mantra when we look at the Legacy Code. The principles, again, I'm not going to scare you by reading all these. I'm just going to pull out the ones that I think relate most to what the Board was telling staff to do in this review, and that is to make sure we have a strong economic future for the downtown, that we encourage a building mass that peaks at the core. And that is not only in intensity, but it's also in form. Again, I can get real "planner". Ken

Shaw would probably like all this talk, but a form based Code starts to look at the form of the buildings rather than just the land uses. And the Legacy Code is almost a form based Code. It's the hybrid.

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But the point here is to talk about the form of the downtown as being the peak and the working out from there. And that 6 is very close to the same point.

Transition from commercial uses to residential uses.

So this is a pretty plan I say, but you have to have eyewash to get people to buy into things sometimes. This is a very large document, and this is what was kind of paraded around to community groups. This is if you all recognize, it's a different orientation that we normally see. North is to the left. So you all recognize the diagonal of the train -- of the rail lines. This is sort of the north end of the Legacy District. It goes up to 167th, and south going down to When they did this plan, there was still plans for a roundabout at 183rd. And I think it was some time in -- I'm probably going to get the date wrong. trying to think when the final decision was to take that out. I would say early spring of 2015 maybe? That's my

best guess. Is that what you're thinking? 1 2 MR. BETTENHAUSEN: Maybe probably mid-year 2015. 3 CHAIRMAN MATUSHEK: Seems like about 13 months ago 4 probably. Yeah. MS. WALLRICH: All right. So that's the plan. 5 All this stuff is on the website. I know you probably have 6 more interesting books to read, but this is your community, and this is the plan that's telling us what 8 9 to do for the Code. 10 So, I would love more people to be involved in these things. When you read it, you're going to read 11 12 something that we haven't read because we've read it 13 many, many times. And every time we read it, Stephanie 14 will come in and say, "You know, do you realize what this is saying?" Then we have to think about the implications 15 16 for the Code. 17 What we did here, and Stephanie did a great 18 She went through the Legacy Plan and tried to pull out those things that have actual translations to a Code. 19 20 Again, this whole Power Point is going to be on the website, so I don't want to take you through it. But 21 22 I'll just highlight some of it.

In the Plan it said "discourage front yard parking and curb cuts". Well, that's a very specific direction that we then can take and make sure it's in the Code. "Promote green practices, preservation, and development". When the plan said that, it meant when we wrote the Code we had to include landscaping requirements and storm water consideration. So the plan was very specific about things such as these; "encourage walkability and bike-ability" that we can translate into a Code.

So, again, our charge is as we take this workshop and workshops to come, we are going to need to come back to these kind of statements and make sure — like one of the Commissioners suggests that we make a change in the Code, it's going to be our responsibility when we go back to make sure we are still being consistent with the Plan.

Stephanie is going to take over the hard part.

Commissioners, we're doing just the background here. And again you can obviously interject at any time. As we go into more specific areas, we're going to encourage dialogue and questions at that point where we

talk about that.

CHAIRMAN MATUSHEK: While Stephanie is getting set up, for members of the public too, it's important to remember that there's a difference between the Plan and the Code. Of course, the Plan as I recall in 2009 we got a lot of national awards for the Plan itself.

MS. WALLRICH: Yes, we did.

CHAIRMAN MATUSHEK: There was a lot of good press on it. And it has a lot of good ideas in it. So again, what we're trying to do is to just kind of take a step back and look at all the good things that were garnering those awards and everything else and make sure that the Code is addressing all these factors, so that -- I guess the bottom line, and I used to say this years ago when I was on the Village Board about a quarter century ago, the whole point of these exercises, a lot is to do whatever we can to improve and aid the values of our own homes. That's what our biggest investment is here in town. And if you use that as your primary mission statement, you usually can't go too far wrong.

I think sometimes people will forget that, and that's where we get into trouble. That's really, I

think, one of the primary focuses on the principles of the Plan was to build a strong economic future for downtown Tinley Park. And a lot of these other more specific things flowed from that general concept.

But that's really what I think the Commission here is looking at is the overall thing, so that each of us benefits from our own home values and everything else as a result of the improvements to the economic future for the downtown area. So that everybody understands, that's where it really in a holistic sense began. And that's where we want to start from. And a lot of these other specifics are to create a walkable downtown or improve the green spaces. Those are all things that go towards that end. But we'll get into more specifics as we go.

But really the Plan is the concept where a lot of these arose from. What we want to do as we go on through future meetings is look at, is the Code staying true to that path. And that's our mission here. And that's I think what pretty much -- I don't want to speak for everybody -- I think that that was our consensus when we first looked at some of this as well, so you all

know.

But I'm sorry, Stef. Go ahead.

MS. WALLRICH: Well said.

MS. KISLER: Thank you, Chairman.

Can everyone hear me? Thank you.

Just in case you guys don't know, my name is Stephanie Kisler. I'm also in the Planning Department and a planner, too. So, just some quick background on the Legacy Code. How was it created? And Paula alluded to this a little bit earlier. The Plan came first in 2009. Later came the Code that helped implement those principles in the Plan that we just went over.

went through quite a process. It took them obviously until 2011 to get that Code done and get that adopted in the summer of 2011. They had to do a lot of background research. They had to do zoning analysis. They did inventory of all the properties that you now see as part of the Legacy District today. They had to figure out exactly how this would impact all those properties, which properties would be non-conforming. And non-conforming basically means those properties that we talked about

earlier. If they're currently commercial and the Plan calls for them to be residential, it creates a non-conforming use of the property. So again, those properties that don't already fit into what the Plan calls for are non-conforming.

Again, it took some direction from the Legacy
Plan and formed it into a Code; and as Paula said, it's
kind of a hybrid Code. It looks a little bit different
from the rest of our Zoning Ordinance. And again the
Legacy Code is actually a chapter within the rest of the
Zoning Board. That chapter only applies to the
properties in the Legacy District. The other 11 chapters
of the Code apply to all the rest of the properties in
Tinley Park.

So again, that Zoning Ordinance is on our website as well if you're interested in looking at the other codes for the rest of the Village.

So like I said, it was adopted in the summer of 2011, and it replaced what we used to have, called the H1 or Historic District Ordinance. Now, that Historic District Ordinance didn't really have a lot of aesthetics and economics built into it the way that we were

cognizant when we created the Legacy Code. We wanted to make sure that we got the look and feel as well as the viability for the downtown. And that H1/Historic District Ordinance really didn't address a lot of those concerns in a way that was really codify-able and regulatory.

So the Legacy Code really aimed to make that something that we could regulate by Code. We have a lot of different zoning districts, and you can see on the map here it's all kind of different shades of purple; but I've got some other pictures.

So, you can see here -- and again you might have to tilt your head. North is to the left of the screen, but we don't have room to fit the whole picture on here for you. The different districts are different shades as well as different patterns. At the ends you have Neighborhood Flex and then Neighborhood General.

And in between, that lighter purple without the dots, you have Downtown General, Downtown Flex, Downtown Core which is obviously that dark purple Core area that we want to focus on. And then there's a civic as well for civic uses such as schools or the fire station.

And here's the other end of that, so you can see it touches almost every property along Oak Park

Avenue and then extends outward to some other properties.

But overall, this is what we consider the Downtown area.

Here's a sample of what you'll find when you look in the Legacy Code. This is Page 12. This is the regulations for redevelopment on Downtown Core, and I enlarged this diagram just so you can see all the things going on even in just these diagrams. So on the right side of the screen is the enlargement. You can see there's all sorts of symbols and colors; and those are everything from corridor types to alleys to where "Street Level Commercial" is required to the allowable building height. And it shows again the zoning by parcel.

If you look back on the left side of the screen here, you can see the table; and that tells us what uses are allowed, what parking is required, what bicycle parking is required and give you some information about how the property will be used.

MS. WALLRICH: And we have that same kind of page for every district.

MS. KISLER: Yes. And this page -- that's a great

point, Paula. We have -- basically this whole Code looks the same and feels the same for every zoning district. It will all look like this relatively, but it will all apply to different properties and different zoning. So once you get the hang of looking at one page, you'll find it pretty easy to read once you understand one page. So they did a great job of making it simple and trying to consolidate it. There's a lot more pictures and tables than the rest of our Zoning Ordinance, and it makes it a little more reader friendly that way, too. So again, if anyone wants to check this out, it's Legacy Code Section XII of the Zoning Ordinance on our website.

We're going to talk a little bit about land uses. So, in these zoning districts, we have three types of land uses. We have permitted uses which obviously are uses that are permitted without any other special approvals. They are just allowed by right. We have special uses which require a special use permit. It has to go through a public process and receive an ordinance to allow it to be there. And then we have a non-conforming use which we talked about earlier. It's something that's no longer technically allowed to be

there for the current Code, but it was allowed in the past.

And there's actually one more type of use called a prohibited use. And that's something obviously that's not allowed in the specific area.

So here's a sample from Section V of the Zoning Ordinance. This is what a use table looks like for the rest of the Village. It's basically done categorized by the zoning district, across in the columns, and then by rows with the different descriptions of the uses on the left. I know you probably can't read this, but it goes through things such as golf courses or recreation or group homes or single family attached dwellings. We go through everything from personal services to car washes, auto-related, any sort of use you can find. And if it's not there, we've had a great time trying to figure out where it belongs, so we're always able to find a category for something.

But again, you can see here it's kind of categorized by where it's allowed. And you can see in that table, there's "S"; that means "special". There's "P", and that's "permitted". And in a few locations, you

will find an "X"; and that means strictly prohibited.

Now in the Legacy Code, they try to simplify this a little bit differently so it looks and feels completely different. So if you go back to this one, there's probably ten pages of table on this one of all the different uses and all of the zoning districts. In the Legacy Code it is this one page, Page 55 of the Legacy Code. And it has a table on the top called "Permitted Uses". And then it has tables on the bottom for special uses and prohibited uses. And this is something we work with our Citizen Advisory Committee on determining whether these uses are really where they should be on the table. And we can talk about that more later if you want to.

MS. WALLRICH: On just that point because we are going to talk about it later, what was really helpful with the Citizen Advisory Committee, we spent a couple meetings on this because again, our charge was what are we doing to ensure that our downtown is economically viable? And so it was a very interesting discussion as we went through some of these uses to decide maybe we should prohibit that use. That may not be what we're

thinking is what's for the best in our downtown. And then we even took some prohibited and brought them out of the prohibited and made them a special use.

So we will get to that later, but it was very helpful. And again, I think what's interesting is that we looked back at the Plan and decided what the purpose of the Plan was in determining these different kinds of land uses.

MS. KISLER: Yes, definitely. And so you see here the permitted uses, it's as simple as saying commercial uses. And it says retail service, and then it says office. And it says anything that generally falls within those categories is just permitted. We don't have to list out every single type of retail, every single type of service or every single type of office.

Whereas in the other one, you would have medical office, contractor's office. You know? All the different types of offices. And this one really, it simplifies it. So there's certain uses in commercial, in group assembly, in civic, in residential, whether it's permitted by right.

Special uses are something that you want to

make sure you take special consideration into. Day cares are usually always special uses because you want to make sure the kids are safe there. You want to make sure it's in a good location, that there's a safe way for the kids to get dropped off and walk into the door and not get hit by cars, so things that operate between 2:00 A.M. and 6:00 P.M. You probably don't want to big, loud gym next to your house operating at 3:00 in the morning.

So the special uses really just make sure that those are properly vetted, and that any conditions that need to be placed on them such as making sure the music is turned down at a certain volume or making sure that they stripe a crosswalk for the kids, those are all types of things that come with a special use permit sometimes for those types of uses.

And prohibited uses are just things that we really don't want to see in this area. And again, it again has to go along with the vision of the Plan to translate the look and feel that we're wanting in the downtown. Some examples here are vehicle rental, greenhouses, frozen food lockers, building material sales, agriculture uses. You know, different types of

uses that aren't necessarily a downtown oriented use.

So, now I want to go through a couple things of research that I looked up as far as what other communities do with residential uses in their downtowns. The Plan Commission and the Village Board really wanted staff to take a look at how other communities dealt with where residential can go in the downtown. And our Code right now calls for "Street Level Commercial Required" in Downtown Core and in areas of Neighborhood Flex. So that graphic that I showed you a couple slides ago with all the dots and colors on it that talked about where it needs to go pretty much dictates where it's required.

In other communities, they do it a little bit differently. In Burr Ridge, they basically said that they wanted to make sure that residential uses will not be permitted in the same building as non-residential uses; meaning that they don't accept mixed use buildings in that area. But the Village Center is part of the planned unit development, so there could be special caveats to that.

- MS. WALLRICH: Which does allow mixed use.
- MS. KISLER: So within a planned unit development,

you can make some of your own rules within that to make sure that development is consistent. That's the short story. We can get more into the uses if you guys want later. In Frankfort, they have an H1 district and they allow dwelling units above First Floor Commercial use, or a residence of the proprietor is allowed.

In Hinsdale, no dwelling unit shall be located on the first floor of any structure in their downtown, and it looks like there are certain other uses that are not permitted on the ground floor.

In Naperville, residential units are allowed on the second floor above commercial buildings in the downtown. So again, we're seeing a trend here of commercial not being on the first floor in their downtown --

MS. WALLRICH: Residential.

MS. KISLER: I'm sorry, residential. In Elmhurst, dwelling units are not permitted below the second floor. Orland Park, they have a couple different districts. They have their Historic District and then their New Village core. And it allows multi-family residences without commercial and residential uses above retail or

commercial establishments. And then, in their Village core, no dwelling units located on the street level unless the dwelling units are part of mixed use developments. And if the dwelling units are a larger part of the mixed use development, there are certain area requirements.

In Glenview, the way that they do their downtown -- and I visited their downtown this summer to actually learn more about how they did their Code and how their downtown is responding to that Code -- they have a little bit different process where they have a lot of different zoning districts. I listed them all here with the arrows. And they really transition a lot closer throughout that downtown area. But they make sure that they basically have the residential dwellings above the commercial as well. They do have some width requirements or depth requirements with the commercial and residential as well.

Lastly in LaGrange, the multiple family dwellings are allowed but not on the first floor within the C1 or C2 districts, which again is in their downtown, so a consistent trend of residential not being allowed

on the first floor in the downtown areas in those other communities nearby.

MS. WALLRICH: Before you go off that, I think this is a point -- we really went into this not knowing what we would see and actually looking for some direction on commercial, how they were going to handle commercial on the first floor. And it's pretty much I'd say 90% of the ones that we read that they were really addressing residential uses and not really addressing the commercial. And that is something that we talked about at our CAC committee meetings. So it's almost like the reverse. Saying like we just need to make sure that that first floor isn't being lost to a sort of a commercial vision for the downtown area with residential uses.

And from there -- and we're going to talk about this later -- we start to translate and define what is residential. Could a residential use be there if it had a retail look to it, for example? What is considered residential versus commercial? What does the parking for a residential building get defined as?

So those are all questions, really good questions for all of us to think about as we go forward

with it. That was a pretty exhaustive study, and I don't think if we went any further than this we would find much different information.

COMMISSIONER KRONER: Can I ask a question on this before we get off this slide? I'm looking at these towns that we looked at, and I'm noticing one thing. When we talked at the meeting in June, we talked about looking at diverse communities. I don't see a lot of diversity in any of these communities. I am going to be very honest with you.

If I were to guess, I would say that the majority of these communities are white. They look like upper income to me. What about the Blue Islands, the Evanstons, the neighborhood areas, Pilsen, Hyde Park where you've got diversity? It's not just lily white, but you've got people of color. You've got a whole range of economic social factors in it.

Can we add? I think what you guys have done here is outstanding; but I think we need to add a few extra towns.

MS. WALLRICH: Absolutely. I don't recall the diversity intent, but absolutely we can look at any of

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      them.
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           COMMISSIONER KRONER: I think just to make sure that
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     we're looking at a complete cross section of towns in the
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      area.
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          MS. WALLRICH: Absolutely.
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           MS. KISLER: Do you have any -- what were your
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      specific recommendations?
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           COMMISSIONER KRONER: Blue Island, Evanston, Hyde
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      Park, Pilsen, Aurora.
           COMMISSIONER JANOWSKI: Our competition. New Lenox,
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     Mokena, so we're seeing -- we're comparing apples and
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      apples.
          MS. KISLER: New Lenox actually does not have --
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          MS. WALLRICH: Yeah, they don't really have a
      downtown area. Mokena, yes, I think we did look at them.
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      Sometimes when we didn't see a big difference --
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           MR. JANOWSKI: Well, if there wasn't a big
      difference or a reason why, so the general public
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      understands why --
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          MS. WALLRICH: Sure.
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          MR. JANOWSKI: -- every neighbor in the community
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      isn't 30-plus miles away.
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1 MS. WALLRICH: Absolutely.
2 MS. KISLER: That's a great point, thank you.

- COMMISSIONER SHAW: Can I just tack something on there? As long as we're asking for additional research, homework there, demographics are certainly an important consideration; and perhaps this is obvious on the face of it. But any comparison that we use, I would hope they would be positive role models that we would want to be comparing to. So while it's certainly a noble objective to be diverse, we would also want to be looking at comps that are either similar to Tinley Park economically or better. So --
- MS. WALLRICH: We can add that. I think that's a good suggestion.
- COMMISSIONER SHAW: Yeah, any of those other communities, I don't actually know; but hopefully with respect to what the economic direction is of those communities, we want to make sure that we're comparing to a certain type of apple that we would like to be compared to.
- MS. WALLRICH: And actually, Ken, rather than -- and I apologize; I haven't really heard the direction of

1 looking for diverse communities.

What I had understood is that we needed to look at downtown areas that are successful and that we wanted to emulate. So those were, if you look at them, they are all pretty successful downtowns; and that's why those were chosen. But we can certainly expand. It might be a lesson right there in terms of if one is not as successful, what is its Code dictating? You know?

So I think that would be a very good exercise to do that.

MS. KISLER: That's very true. Very true. Thank you for that.

So, I've got a couple pictures. And by a couple, I mean maybe a dozen or so, pictures that Paula and I took when we were going around looking for some downtown slides just to add and get some background research just again of the look and feel of these downtowns. So I'm going to scroll through some of these.

MS. WALLRICH: And we talked a little bit about what they $\mbox{--}$ what is this? This is $\mbox{--}$

MS. KISLER: This is Lemont.

MS. WALLRICH: Lemont. Yeah. But I think probably
-- keep going. There's another -- yeah, this is Lemont.

And this is a TOD project. It has commercial on the first floor. What's kind of interesting is that -- and I don't know what the main street is called but the one that faces the front is fully occupied. And as you work your way around the back, those leases are all vacant.

The residential, I think, has been very successful in this project; but I've heard different things about the commercial where it's not fronting one of the main streets there. Now they actually don't front a railway. They have like a waterway that runs through there. It's been so long. Do you remember what this one is?

MS. KISLER: No.

MS. WALLRICH: I don't remember. But you can see we were also looking at the form and the architecture of these to get some ideas of how the first floor commercials were being handled versus the upper story multi-family uses.

MR. DOMINA: How's the parking?

MS. WALLRICH: We do have some slides of that. This is one under construction, and this is in Elmhurst where all that -- where you see the roof lines there. Those

are commercial uses, and the residential is sort of stepped back. That's also Elmhurst; that's one I had taken.

This is in Burr Ridge, and we began to look at how the parking is handled in these areas. And I think — is it this one? Maybe that's the next one. That's Elmhurst, too. In some of these areas, they do not have commercial on the first floor, but they give you the impression that it's commercial on the first floor. I think I have another picture of one. We don't have them in any specific order. Sorry.

This was Burr Ridge, and some of those spaces are commercial, and some of them are non-commercial; but they give the impression of being commercial, like there may be a common area or a health club associated with the multi-family up above. This is an answer to your question; was that you, Tony, that asked that question?

Here's the parking entrance. So right behind that is the parking, but it gives you the glazing and the rhythm of the windows that emulate a commercial use on the first floor. This is -- if some of you are out and about, this is the Village Green in Burr Ridge. It's a

nice example of mixed uses. It's pretty successful. It has a lot of restaurants. This is their parking on first floor with the residential above it.

This is probably one of yours?

MS. KISLER: Yeah. This is in Glenview. This is a brewery, and I took a picture of the architecture here.

There is not residential above this one, but just to give you an idea again of kind of a street face where there is seating for the restaurant and a brewery outside.

MS. WALLRICH: And I think one of the things you noticed there, and this is going to come up again on the form based Code, but in widening that street face -- so when we talk about first floor uses it's not only within the building there, but it's also important to make sure that it translates to the activity on the street because what's critical is that you're keeping that activity level going along the street.

I always talk about the mall mentality. You talk to a mall manager, a Simon or someone like that, when they are managing an interior mall it is critical when they have a vacancy that they either quickly populate that to look like there's something in there or

they move one of their other guys around. Because just the mentality and human behavior, is you'll walk until they can see you don't walk any more.

And so a downtown principle and one of the things we are taught in planning school is you make sure in a downtown area that you're activating that street level space. So that's behind a lot of the First Floor Commercial requirements for codes.

MS. KISLER: I've got a few more pictures from Glenview. Unfortunately, this one you can't see very well, but you can tell there's commercial on the first floor back here. You can see the signage behind the vehicles, and then there's residential above it. I believe there's actually a patio up there between those units.

MS. WALLRICH: But it's that stepping back and articulation when we have some projects here coming down the pike to review for downtown. It's important for us to remember to provide some interest for the street.

MS. KISLER: And this is another one. And Glenview is a community that has a stepping back requirement, I believe. They say after a certain amount of stories --

and you can see at the very top here, those very top ones are actually stepped back maybe ten feet or so from the third floor. Once you get to a certain height, you have to step back just so you don't have quite as big of a scale when you're on the street. It looks almost a little smaller. It almost looks to these people walking that it's only a three story building because you can't see the fourth one.

MS. WALLRICH: And remember the Plan said -- what did it say about the downtown? It said -- it talked about having its greatest massing in the core and working out from there. And this is going to be a critical element when we start looking at the Code. And I'd like to copy some of these ideas that Stephanie learned about in Glenview because density is very important in the downtown.

We have to get the people there. And how do we do that without dwarfing everything beyond the downtown?

How do we do that without creating kind of a tunnel effect as you're coming down North Street or South Street? So they have some great design guidelines. We don't have design guidelines. It's sort of another thing

we'd like to do. 1 2 MR. DOMINA: The buildings that you looked at, are 3 they all new? MS. KISLER: In Glenview --4 MS. WALLRICH: This is the old Air Force base. 5 MS. KISLER: Not this one. This is their Main 6 7 Street. MS. WALLRICH: Oh, this is their downtown? 8 9 MS. KISLER: This is a new building. It has luxury 10 condos, I believe, on those upper floors. And they've got a yoga studio on the first floor, and they have some 11 12 of the amenities for the residents on the first floor as So they do have some residential private uses, but 13 14 again it's activity; so when you're walking by, you still see people in there doing things and it's not someone's 15 16 bedroom. 17 MS. WALLRICH: Is there parking in the picture at all? 18 MS. KISLER: Parking, if you look to the side here, 19 20 there's a curb that goes around and the parking is in the back. And I believe there's a garage back there. We did 21 22 go back there.

This is the last picture I have for you. This 1 2 is just again showing some of that historic architecture 3 and keeping with what can be kind of a classic modern look. So I really like the look of this building. To be able to emulate this kind of style with Tinley Park I 5 think would fit in with some of our existing buildings as 6 7 well. COMMISSIONER SHAW: Is that also relatively new 9 construction here? 10 MS. KISLER: I don't know for sure. It looks like it's certainly been updated recently. 11 12 MR. BETTENHAUSEN: It looks like an old building but 13 updated. 14 MS. KISLER: It looks like on the side there it says "established 1878" or "1978". 15 16 MS. WALLRICH: A lot of those raised walks, believe 17 it or not because I dealt with this in Frankfort, are horse hitching so that the horses can come up and hitch 18 19 up with that. 20 MS. KISLER: I guess we'll have to go there and see. MS. WALLRICH: This one is reminiscent of Coco Mio a 21 22 little bit I think, that building. What is the building

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called? I mean the historic name?
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           MR. BETTENHAUSEN: Yeah. Actually it's arguably
 3
     very similar in style to the old Bremen Cash Store that
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     we lost.
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           COMMISSIONER SHAW: That's exactly what I was
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      thinking.
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           MS. KISLER: So again, we're looking for examples to
     bring some of that great architecture to our downtown as
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 9
      well. So if anyone sees anything and wants to share,
     we'd like to add it to our collection.
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          MS. WALLRICH: Take pictures.
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          MS. KISLER: We love pictures.
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           COMMISSIONER SHAW: Minor point, going back to I
      think it was Glenview you said at the stepping back code.
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     Without getting into great detail, how explicit is the
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      Code when it gets to this height? It has to go this
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     far --
          MS. WALLRICH: Yeah, right now it's not --
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19
           COMMISSIONER SHAW: -- or just conceptually there
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      has to be --
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          MS. WALLRICH: There --
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           COMMISSIONER SHAW: -- the taller you get, it has to
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back up in scale essentially. Right?

MS. KISLER: Their Code pretty much reads just how you said, where once you have your 4th story, it has to be pushed back ten feet or something.

COMMISSIONER SHAW: Oh, so it is very explicit.

MS. KISLER: And theirs is also a form based Code, so like our Legacy Code there's a lot of pictures. And it's pretty clear on exactly what it's supposed to look like. So again, Glenview's Zoning Ordinance and their Downtown Code are online as well if you want to look at it. I've got it saved as well, so I can send you a copy if you'd like. It's a great Code to reference. I don't know if it fits Tinley Park perfectly, but we sure do like to take great things from other people and make them our own.

MS. WALLRICH: Glenview is kind of a leader of form based Code. They're one of the first. Mary Bock (phonetic spelling) is the author of that who is no longer there, but they won a lot of awards on their plans as well.

COMMISSIONER SHAW: Well, I've seen where they base it on kind of a vector calculation, based on the width of

the thoroughfare. So if it's really narrow --1 2 MS. WALLRICH: So you have sort of a cone of vision 3 coming out? COMMISSIONER SHAW: Exactly. A three-story building in a very narrow street might give you a tunnel, whereas 5 if it's an 80-foot right-of-way, you know it's not going 6 to seem as tall. So it's calculations --MS. WALLRICH: That sounds like something you could 9 figure out and give us the formula. 10 COMMISSIONER SHAW: Okay. Moving on --11 MS. WALLRICH: But it makes some great spaces. gardens, balconies. It makes for some really cool 12 13 spaces, I think. 14 MS. KISLER: Well, that's my last slide. And with that I can hand it over to Brad to talk about the 15 16 financial impacts of the development. 17 MR. BETTENHAUSEN: Well, what's up on the screen right now was kind of -- I took -- I looked at our 18 19 property tax information and basically extracted all of 20 the parcels that are within the various Legacy zoning areas and just kind of gave a breakdown of where things 21 22 stand right now in the Downtown Core, in a number of

exempt parcels, the number of vacant parcels, the number 1 2 of parcels that are for tax purposes treated as 3 residential, and the numbers of parcels that are treated as commercial properties, and likewise down through all the rest of them: The Downtown Flex, the Downtown 5 6 General, Neighborhood Flex, Neighborhood General. 7 Over on the right hand side with the commercial areas, I took it a step further and said if those 8 9 commercial properties were treated as residential, what 10 would the impact be to the tax base? And for example, in the Downtown Core, if all of the commercial space, 11 12 existing commercial space, were treated as residential it would reduce the assessed value by about \$1.1 million. 13 14 That would translate into an impact on the Village tax alone of about \$45,000. 15 16 MS. WALLRICH: Now, Brad, these are existing? Or 17 did you take all parcels? 18 MR. BETTENHAUSEN: Yes. 19 MS. WALLRICH: These are existing. 20 MR. BETTENHAUSEN: These are the parcels that exist as they exist today. 21 2.2 MS. WALLRICH: So there's still a greater potential

for loss there on the vacant parcels and vacant land as 1 2 they would develop? 3 MR. BETTENHAUSEN: Well, vacant land right now is basically the same as residential in Cook County. So the vacant land, if it were to be developed now increases in 5 6 value -- in dollar value by itself -- but also could potentially be treated as commercial. MS. WALLRICH: So lost opportunity would be a way to 8 9 look at that. 10 MR. BETTENHAUSEN: Yes. Right. Now it's not on the screen here, but down at the bottom I also put a 11 12 table in here. 13 MS. WALLRICH: It's the next page. 14 MR. BETTENHAUSEN: Thanks. Very good. I also took -- excuse me. Within the 15 16 residential classification, there are a number of 17 businesses along Oak Park Avenue that have taken 18 advantage of what Cook County enacted a number of years 19 ago to allow what is informally referred to as the Mom & 20 Pop Assessment classification where you have a mixed use that is a combination of commercial space and 21

residential. There are some restrictions. It can't be

more than 20,000 square feet. The building can't be more 1 2 than 20,000 square feet. You can't have more than six 3 residential units. And in those circumstances, that 4 property can be treated as a residential property as opposed to a commercial property. 5 MS. WALLRICH: Right. 6 7 MR. BETTENHAUSEN: This is a huge advantage for our local businesses. It actually helps to keep them viable 8 9 along Oak Park Avenue. That translates to roughly --10 from an assessment basis -- roughly a 60% discount over what they would pay as a commercial property. So it's 11 very significant. And what I did is I've created a 12 little table and said, of the residential properties that 13 14 are listed there, there are a number of them that are currently taking advantage of that provision to allow for 15 16 a lower assessment. 17 So, what I've shown as residential is not 18 necessarily all purely residential. And that was the 19 point. 20 MS. WALLRICH: On the previous. If you go back to 21 the previous one.

MR. BETTENHAUSEN: The previous part of the slide?

MS. WALLRICH: So where he's showing residential, some of those are actually commercial.

MR. BETTENHAUSEN: I just want to emphasize that that is not all entirely residential. Some of that is actually commercial property -- or mixed use, I should say more correctly -- mixed use properties that have the advantage of a lower assessment ratio.

And again, Cook County uses the classified system of assessment that residential property is assessed at 10% of its fair value; and commercial value is assessed at 25%. So by its structure, it pushes some of the -- basically by 2 1/2 times the tax burden onto commercial property and away from residential where the state requires -- state Statute really requires everything to be assessed at 1/3.

And that's -- if you are familiar with Cook

County's tax bills, you'll see the equalization factor,

sometimes referred to as the multiplier. That's where

that comes from is to get that balance back to basically

assessing it at 1/3 overall. So --

MS. WALLRICH: And then think about some of these large projects that are kind of looming in our near

future. The South Street project, the North Street 1 2 project. Those do not meet that Mom & Pop parameters for 3 example. So those are not getting that advantage. 4 MR. BETTENHAUSEN: Right. Now there is a possibility -- Cook County has several incentive 5 6 classifications that could apply. And for example, for South Street it's very likely that they would apply for a Class 8 incentive which would allow them to be treated 8 9 that same way of being assessed at 10% versus 25% for 10 the commercial spaces. Obviously the residential spaces would already qualify for the lower level regardless of 11 12 size. 13 MS. WALLRICH: Okay. COMMISSIONER SHAW: Could you clarify something for 14 South Street. Because I haven't seen details of the 15 me? 16 current plan. Why would they not qualify? 17 MS. WALLRICH: Because they have more than six 18 dwelling units and greater than 20,000 square feet. MR. BETTENHAUSEN: More than 20,000 square feet. 19 20 MR. CONNELLY: If I could jump in again, we haven't had the Plan presented to this Board. I think we don't 21 22 want to veer off into specific projects. We want to

stay with the Legacy Plan.

COMMISSIONER SHAW: Excellent point. So, disregard the question.

MS. WALLRICH: Well, and we don't need to talk about a specific project. We can talk about form based Code and the massing of some of those businesses down there.

So as we start looking at the Legacy Plan and it's directing us to look at large and intense uses in the downtown, we're certainly going to make sure that our Code speaks to that and looks for those intensities.

COMMISSIONER SHAW: Okay. To understand the incentive though, is it fair to say that there is an incentive for a commercial development to have residential so that it could qualify for that? Is there an incentive for something that is all residential to have commercial? Or is that -- really, it's a one way incentive?

MR. BETTENHAUSEN: Again, it also depends on how the property is configured. If we take like some of the existing structures that are on Oak Park Avenue of more recent vintage, The Spring (inaudible) Hall by the creek, that was designed -- that was structured as a condominium

The commercial space on the first floor is all 1 complex. 2 under one common ownership, but it is a separate tax 3 parcel for tax purposes. So it is classified as a commercial. 5 Now, it could -- the owners could request for 6 an incentive classification for Class A as they're trying to get it reoccupied; but right now it is treated as commercial. The residential of course is treated as 8 individual residential units. 10 If we go to the building next door, or the one further south on the street, the Park Oaks Building by 11 12 Wyman's Frame Shop, those commercial units are actually individual condos. Again, because they are separate 13 14 ownership, separately -- there's separate tax identification, separate ownership from the residential 15 16 spaces, they don't qualify for the Mom & Pop type of 17 assessment because you have to have that commonality of --18 19 MS. WALLRICH: Ownership. 20 MR. BETTENHAUSEN: -- of the commercial spaces and the residential spaces under one pin. 21

MS. WALLRICH: What I think is kind of important on

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this from a planning perspective -- and Brad and I have had these discussions. Of course his mind is on finances, and my mind is on planning. And when I go back to what the Board was really wanting us to look at, it's really hard to isolate these issues. So Brad obviously is giving us a perfect explanation of a fiscal impact, but it's more than that because if you were truly going to do a fiscal impact on any one project, you're looking at not only the tax implications; you are going to look at the ripple effect of having retail versus residential on a first floor from a planning perspective. We talked about activating a street level. We're talking about ridership for the train station. We're talking about the accessory and ancillary type uses that happen in a community when you have that kind of activity on the first floor in a downtown area.

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And then on a very soft level, you are talking about quality of life. In the Legacy Plan, there's a lot in there about quality of life and all that.

You sort of touched on this a little bit of how they created that plan. There was workshops like this where residents came, filled out little pieces of

paper and said, "What do you want Tinley Park to be?

Where do you like to go? What do you want your downtown
to be?"

So all of that, I mean it's a much bigger -this is what planners kind of get excited about, because
it's much bigger than that. It is. And it's very
important to look at the fiscal impact and beyond taxes
as well. But you have to think about the economics of
the entire community.

But your point, Pete, actually when we were looking at those communities, some of those communities what is the first thing you think about in those communities? I know Frankfort pretty well because I work there, but a lot of people will say they like the downtown of Frankfort. Well, there's much more to Frankfort than just the downtown. Their downtown is peanuts compared to our downtown. It is. It's two blocks long. And yet, that has created a quality of life and a reputation for that community.

So -- sorry, I go off on a tangent. But it's important. And when the Board delegated that to us to look at the fiscal impact, we have to be mindful of all

the other economic impacts that that involves.

MR. BETTENHAUSEN: Exactly. And that was a great analogy to throw in there. Absolutely.

The next slide that we've got up here is again

-- and we have a lot of our residents and people

complaining about the taxes that they pay. And

unfortunately, really the Village of Tinley Park is only

a small fraction of that tax dollar that you're paying.

And for the area along Oak Park Avenue, this chart here

represents that breakdown.

Now, 76% of the bill is going for education between elementary, high school, and community college.

And Tinley Park is 10%; the library, 3%; park district

3%; the County and the township -- and that also includes the forest preserve district -- collectively is 8%.

So we're only receiving a small piece of that total tax bill that people are paying.

MS. WALLRICH: But you added this because of a question I had for you. Because when you go back -- let's go back a couple slides. I start looking at -- and he puts this table together for me and I'm like, "Oh, no. You've gotta make this number say something different.

I don't like how this is coming out." You know, this 1 2 isn't going to make my point. Because at the end of the 3 day I'm looking at the Downtown Core and I see the only impact is \$45,000? For the Village? I'm like this isn't 4 5 going to make my point of how important it is to look at 6 First Floor Commercial. And so to that point then --7 MR. BETTENHAUSEN: And again, that table that was there was showing what would happen if that commercial 8 9 wasn't there and it was residential instead. 10 MS. WALLRICH: Right. So I was a little shaken when 11 he first gave this to me. And I'm like the Board is going to be very disappointed in me because I haven't 12 13 made my point. 14 MR. BETTENHAUSEN: But then --MS. WALLRICH: But as we talk --15 16 MR. BETTENHAUSEN: And that's how --17 MS. WALLRICH: --it's like -- it's --18 MR. BETTENHAUSEN: Let's go back to the other table there. That one. Again, 34% of all of the residential 19 20 properties in the Legacy areas is mixed use property that includes commercial uses. 21 22 MS. WALLRICH: Which is telling. And even more so

here is we're getting to that quality of life point.

Because we can say it only impacts the Village 45,000 -
really more -- but look what else it impacts. And we can

extrapolate this even more in terms of impact for our

community if we were to lose that commercial.

- So this is -- we sort of went full circle in our little discussion with fiscal impact. At one point, I felt that the fiscal impact study wasn't going to accomplish what I had thought it would and what common sense would just kind of tell you in that we need to see commercial. And what we heard from all the public at the Odyssey is, everybody wants to see First Floor Commercial. And I thought I was going to be able to provide that answer just with raw numbers, but you really have to look at it as you are looking at the bigger picture.
- COMMISSIONER KRONER: One other thing that you're missing here, you're just looking at the real estate tax, the sales tax.
- MS. WALLRICH: Yes.

21 COMMISSIONER KRONER: There's going to be even a greater loss to the Village and to --

1 MR. BETTENHAUSEN: That will -- I will -- yes. 2 MS. WALLRICH: Well, we talked about --3 MR. BETTENHAUSEN: Yes and no. MS. WALLRICH: -- that, and we came down to the 4 square foot. And I'll tell you where that dialogue went, 5 6 Pete. 7 If you were to talk to an economic development professional right now, they'll tell you downtowns are 8 9 not surviving based on retail sales, that really the 10 changes that you'll see in the market place is that they're looking for entertainment districts. They are 11 12 looking for the 24-hour downtown. 13 And so we did that exercise, you and I. 14 MR. BETTENHAUSEN: Yes. MS. WALLRICH: I don't even know what we did with 15 16 the numbers. 17 MR. BETTENHAUSEN: Oh, it's in the -- it's in --18 MS. WALLRICH: Oh, it's in the report. 19 MR. BETTENHAUSEN: It's in the memo part. 20 MS. WALLRICH: That's right. MR. BETTENHAUSEN: But basically, along Oak Park 21 22 Avenue, these businesses are generating somewhere between

probably a hundred -- and I was very liberal -- 100, and 1 2 250 was my top end. The reality is probably \$100 to \$125 3 per square foot of what they're generating in sales tax. Now, you know, we all know in Cook County we're paying 9 3/4% sales tax. Of that 9 3/4%, 1% of that comes to 5 6 the local community directly. 7 And then plus, we have the home rule sales tax --8 9 MS. WALLRICH: Home rule tax. 10 MR. BETTENHAUSEN: -- of .75%. So we get 1.75% off of the retail on Oak Park Avenue with the exception of 11 the car dealers where the .75 does not come off of 12 13 vehicle sales. We only get that on the other --14 MS. WALLRICH: In that memo --15 MR. BETTENHAUSEN: -- parts. 16 MS. WALLRICH: -- and I know you read through all 17 that, and I think we also gave an industry standard. 18 MR. BETTENHAUSEN: Yes. 19 MS. WALLRICH: So we're pretty consistent with that 20 in the downtown, but good point. COMMISSIONER MOYLAN: What type of businesses are 21 exempt from the property taxes? You have the Downtown 22

Core here. 1 2 MR. BETTENHAUSEN: The exempt parcels that are on 3 the list are mostly -- most of those are Village owned. The other types of exemptions are schools, you know, any government ownership. So school districts, churches. 5 6 And like I said, but basically in this zone, the exempt 7 property is mostly Village owned. Again, there are some other ownership that's in there. 8 9 MS. WALLRICH: Neighbor General, 13 of them. 10 MR. BETTENHAUSEN: I think the park district could have a few parcels in here. There could be some 11 religious parcels in here. But by and large the majority 12 of the exempt is Village owned. 13 14 COMMISSIONER MOYLAN: So government, Village owned and religious organizations? 15 16 MR. BETTENHAUSEN: Yes. 17 COMMISSIONER MOYLAN: Thank you. 18 MR. BETTENHAUSEN: And I will say like the Downtown 19 Core, one of those parcels is the old -- what we refer to 20 as the old Central Middle School site, which is exempt only because we're still holding it and it hasn't been 21 22 redeveloped. Once it gets redeveloped, it now comes off

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of that exempt list, and now it's going to be a taxable
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     parcel again.
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           COMMISSIONER SHAW: If I could, just to make sure
      I'm understanding you're point here, the table that you
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      have here represents the worst case scenario effectively?
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           MS. WALLRICH: Completely.
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           COMMISSIONER SHAW: If everything was residential,
      zero commercial; and it doesn't include the sales tax
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      impact which you --
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          MS. WALLRICH: No, we had that in the memo.
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           MR. BETTENHAUSEN: That's in the memo.
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           COMMISSIONER SHAW: It's fair to say that it also
      doesn't include the secondary impact down at the bottom,
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      the 4 1/2 million on those other taxing bodies.
                For instance, if it was 100% residential, you
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      could assume that there was going to be a much larger
      impact on the schools, not just on loss of tax revenue
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     but also --
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           MS. WALLRICH: Creating costs.
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           COMMISSIONER SHAW: -- it's going to -- (inaudible.)
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     Yeah.
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          MR. BETTENHAUSEN: And when we look at the pie
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chart, if the Village's impact is 10%, the impact to the 1 2 other districts is nine times that. 3 COMMISSIONER SHAW: Good. I want to make sure I was getting your point there. 5 MS. WALLRICH: We didn't know where to stop on this. 6 I mean, there's a lot of things. There's a lot more that could have been done with this. 7 COMMISSIONER SHAW: Yes. Absolutely. And I think 8 9 by and large this supports what most people seem to be 10 feeling in their gut. It's good to have something that 11 supports that with some facts. 12 Down at the bottom, on your second chart you 13 have that roughly 34% -- or exactly 34% -- somewhere in 14 there. 15 MR. BETTENHAUSEN: Yep. 16 COMMISSIONER SHAW: Is mixed use? Or 34% of all 17 residential is actually some sort of mixed use --18 MR. BETTENHAUSEN: In the Legacy zones, yes. 19 COMMISSIONER SHAW: Do we have any information to 20 compare that to other communities? Or do we ourselves have a target? So this is an isolated number. It's 34%; 21 22 but unless we have something to compare that to, we can't

say, "Oh, a third of them", right? 1 2 MS. WALLRICH: Right. 3 COMMISSIONER SHAW: Is that a good number? Or is 4 that bad? Do we have a target rate? So, I wouldn't expect you to have it right now. 5 6 MS. WALLRICH: Yeah, and --7 MR. BETTENHAUSEN: That would be very difficult for us to --8 9 MS. WALLRICH: You would probably do it just from pure land use rather than looking at it from a fiscal 10 11 study; because once you get out of Cook County, you don't 12 have that --MR. BETTENHAUSEN: It's not relevant. 13 14 MS. WALLRICH: But I would say to Stephanie's comments where what we found over and over again is the 15 16 restriction of no residential on the first floor. So, it 17 might be a big leap, but you have to assume that they're 18 saying that for what reasons. Is it a fiscal reason? 19 it a quality of life reason? Is it blah, blah, blah? You know? But of the successful downtown communities 20 that we have looked at, that was just over and over and 21 22 over again what they are stating.

1 COMMISSIONER SHAW: Okay. Thank you. 2 MR. BETTENHAUSEN: I have nothing else, unless you 3 have any more questions. 4 MS. WALLRICH: No more -- when he puts numbers up, my eyes glaze over. When he first gave this to me, I was 5 6 like I don't have any clue what you are saying. MR. BETTENHAUSEN: In the memo, I reference it here. In 2015, the Village received almost \$19 million in sales 8 9 tax. Of that and excluding car dealerships, Oak Park 10 Avenue, the small businesses on Oak Park Avenue, represented less than 4% of that total at roughly 11 12 \$715,000. 13 So, yes, there's an impact; but in the bigger 14 scheme of things, not huge. MR. CONNELLY: Brad, with the sales tax, is it fair 15 16 to say that sales tax is -- I've heard it said in other 17 towns and other clients, sales tax is the life blood of 18 the municipality. 19 MR. BETTENHAUSEN: Oh, absolutely. 20 MR. CONNELLY: As you show in the pie chart, you only get 10¢ on the dollar of the property tax. And I 21 22 was going to add these are all great questions and great

discussion. I sit at a lot of other zoning meetings and 1 2 planning meetings. And every downtown whether it's form 3 based code or whether they go with the general Code, I've certainly seen the trend. They're trying to carve out every inch for sales tax generating business. It doesn't 5 is always work that way, no. But I think it worked for the residents. The sales tax, that's how you pay your police, fire, you plow the streets. That's sales tax 8 9 money. 10 MR. BETTENHAUSEN: I mean, realistically this is how this community survives is by the sales tax. Yes. 11 12 MR. CONNELLY: I'm sure if you had your way every property would be generating sales tax. 13 14 MR. BETTENHAUSEN: I would love it. MR. CONNELLY: I think that's a good point. 15 16 MS. WALLRICH: I think this is kind of a good point 17 to stop because we have the next kind of topic, and I'm 18 not sure we'll have time to get into it tonight; and that is to start talking about the various land uses and how 19 20 they are defined, what they mean. What does commercial

mean? What does retail mean?

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what we can do is kind of open up to just general 1 2 questions from the Commission about anything that we 3 spoke about tonight or some specific direction as like what we're hearing. We've got some homework assigned to us tonight. 5 6 What other things are concerning you or you're 7 questioning or you would like to know more about? CHAIRMAN MATUSHEK: Well, I know I have heard from 8 9 a number of residents -- you got the lawyer coming out 10 again now -- and what we kind of skipped over, an 11 understanding of the Legacy Code is the approval process. 12 I think that it was a surprise to a lot of people that the Village Board did not have any final approval process 13 14 over the Legacy District. MS. WALLRICH: Well, yes, they do on different 15 16 aspects. 17 CHAIRMAN MATUSHEK: Well, okay. 18 MS. WALLRICH: We actually have a whole session on 19 process. We didn't even get into that tonight, but in 20 the future. CHAIRMAN MATUSHEK: As to a future session that's a 21 22 very important issue that we should look at because, you

know, just speaking for myself I mean, I think people like to know that their elected officials have a say in what's being approved on some of the processes here and that there aren't exemptions to that.

Now I know very basically -- and I don't want to get into it too much tonight -- that the rationale and philosophy was that we want to encourage commercial development and try to ease the process along. But, I think there's a happy medium we can reach and still accomplish that goal without discarding the final process at the end.

MS. WALLRICH: I just want to make an important distinction so we all understand.

I think what you are alluding to is Site Plan review.

CHAIRMAN MATUSHEK: Yes.

MS. WALLRICH: That's the only aspect that stops at Plan Commission, but it's that way throughout the entire community; it's not just the Legacy District. So it's not unique to the Legacy District, and it's really not unique to Tinley Park. Almost every community will tell you that.

And here's the theory behind it. You own a piece of property whether it's for residential use or commercial use. You come into the Village, and it says okay, you can build a building on that -- on that building -- but you have to be 15 feet off of this property line, 20 feet. You can't be any taller than this. You buy the piece of property, and you expect you can go and do that. In most communities, you go straight to the building department and get your building -- a building permit.

Actually, Tinley Park has additional reviews that other communities don't have; and that is a Site Plan review process that goes through a Plan Commission review process.

MR. CONNELLY: Usually, Paula, when you have the large scale developments, I mean there's probably a fail safe in there. Because I've seen it that, oh, I'd say you know 95% of them are going to need some kind of --

MS. WALLRICH: 99. (Laughing)

MR. CONNELLY: Yeah, 99.9.

MS. WALLRICH: When you get to a large project like that there's so many other aspects of it that go beyond

just site plan review. There usually is something. 1 2 And something that we've been talking about 3 here and other communities do is design review. Like they may have an ARC, an Architectural Review Committee or they call it DRC. And they actually create design 5 6 quidelines. So that's another layer of review. 7 And we were just at the Illinois APA Conference and sat in on a session just on those kind of reviews. 8 And it's a mixed bag. And actually, it almost fell down 9 10 the lines between north side and south side communities, 11 which ones had review processes, which of them had to 12 make it all the way to the Village Board, and which of them didn't have to. 13 14 So in terms of you're future topics, we definitely want to talk about process with you. 15 16 Any other topics or concerns? 17 COMMISSIONER MOYLAN: I see this is done for Bremen 18 Township. The pie chart? Is that --19 MR. BETTENHAUSEN: Yes. 20 COMMISSIONER MOYLAN: I think we have 3 or 4 townships? 21 2.2 MR. BETTENHAUSEN: We are actually located in three

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townships within Cook County and then one in Will County, 1 2 so four townships total. There are six different 3 elementary school districts that impact Tinley Park, four high school districts, four junior college districts. 5 So again, depending on location the computations can be different. And I actually have a 6 chart like that for every major area of Tinley Park; and I don't know if I've got them all on the website or not, 8 but I do have one that is the average overall. And that 10 is the --11 COMMISSIONER MOYLAN: This is pretty similar. 12 MR. BETTENHAUSEN: Pardon? 13 COMMISSIONER MOYLAN: This is pretty similar. 14 MR. BETTENHAUSEN: And it's very similar, yes. very similar. We've actually got Rich Township. The 15 16 primary taxpayers or the primary taxing bodies in Rich 17 Township, the educational component is actually 78%, which is the highest of any location in Tinley Park. 18 But on average, I think it runs right around 75%, 76% for 19 20 education. But all of the charts look very, very similar. 21 22 COMMISSIONER MOYLAN: Okay. Thank you, Brad.

CHAIRMAN MATUSHEK: Another one of the joys of 1 2 living in Illinois, you have more political subdivisions 3 probably -- it's been splintered in more pieces in Tinley Park than any other place I've ever seen. MR. CONNELLY: And you can't forget about the Cook 5 6 County mosquito abatement districts. 7 CHAIRMAN MATUSHEK: Oh, yes. We'll leave that aside. I'm sure people --8 9 COMMISSIONER SHAW: I have a question. Just to 10 funnel it back in, is it correct that the chart that you have here, the reason why you're only showing one chart 11 12 is because the Legacy districts all fall within Bremen Township? 13 14 MR. BETTENHAUSEN: Exactly. Showing you the other pie charts was irrelevant, because that is the 15 16 composition that is relevant to the Legacy area. 17 COMMISSIONER SHAW: 18 MS. WALLRICH: Brad's memo is excellent, and it's 19 much more comprehensive than what we've -- just because 20 planners like pictures. Those were the only three that were in his memo, so we put them in the Power Point. But 21

we'll put his memo online.

1 Well, it already is. 2 MS. KISLER: It is. 3 MS. WALLRICH: The packet, like I said, was 200-and-some pages; so I encourage the residents to take a look at that. It just makes much more sense when you 5 read it from beginning to end. CHAIRMAN MATUSHEK: Any other Commissioners' points or questions on this particular aspect? I know we have a 8 9 lot more topics as Paula indicated that we have to 10 address at some future workshops. I know for my part, I probably have to get up at 5:00 o'clock in the morning so 11 12 I can get to my office before the Cub fans. So, if we don't have anything further, I guess we can move on to 13 14 comments from the public if we can adjourn the workshop at this point and move on to the next session. 15 16 MS. WALLRICH: Sure. We have a microphone right 17 here. If you wouldn't mind so it's easier for our 18 secretary, just mention your name. 19 CHAIRMAN MATUSHEK: We'll certainly welcome 20 everyone's comments. Certainly when we have a public hearing we want to hear everyone's comments as well, so 21

don't be shy. We'll have a lot more opportunities for

1 people to speak. 2 AUDIENCE MEMBER: Hi. 3 CHAIRMAN MATUSHEK: For the record state your name so we can put down your comments, and make sure 4 5 they're addressed. 6 AUDIENCE MEMBER: (Inaudible.) 7 MS. WALLRICH: We have two court reporters that didn't get your name. 8 I'm sorry. 9 AUDIENCE MEMBER: I don't think it needs to --10 MR. CONNELLY: Let me just make a general comment. AUDIENCE MEMBER: I'm sorry. I just have a couple 11 12 questions. MR. CONNELLY: Just real quick for everyone who 13 14 comes up. Again, as the chairman has pointed out, we're not in a public hearing. So this is not testimony. Of 15 16 course I've seen many of you at the Village Board 17 meetings. This is that public comment section of that. 18 So if you don't want to give your name, you're not 19 required to. 20 Thank you. I just have a couple AUDIENCE MEMBER: questions. First of all, is any part of this whole 21 22 thing that's going on to change the Code again back to

allowing -- changing it to "preferred" instead of "required"? Is that anything -- is that where we're going at this --

CHAIRMAN MATUSHEK: No. We've all addressed our own feelings I think a long time ago on this. And what we're doing here, as Paula explained and I think I addressed before, the Village Board has asked us to take a comprehensive look at the entire Code. And there are probably improvements to be made to things. You can analogize. If you want to talk about Obamacare, should we throw the whole thing out? A lot of people like the fact that you don't have the restrictions of preexisting conditions on health care.

So there's a big debate going on on the national level. Should we modify it or throw it out?

You know, our job here is to look at how we can improve the Code. There's no agenda here at this point. What we're doing is gathering facts. I think we've already kind of given our own indications initially on where we were.

AUDIENCE MEMBER: I want to make sure because I'm so against that. We can move forward. That's all I want

1 to say. 2 MS. WALLRICH: No, what you heard tonight is 3 actually in support of maintaining that. AUDIENCE MEMBER: Good. Okay. And just like what 4 you're showing and the direction you're going, I'm so 5 6 glad to see it. It's awesome. I mean, there's a million beautiful places out there, and I'm a person that goes to them all. I'm sure I've been to those and 8 9 many more, and I can take you and show you a whole bunch 10 of them. I'm glad to see that's where we're going with 11 this. 12 I'm a little confused though, because I pop up at all these different meetings that I can make, and 13 14 there's all these different things going on. And they're all great things that we're hearing for what 15 16 they want us to do. But are we tying it all together? 17 Okay? 18 We're talking about branding music, which I think is awesome. I love the idea. But are we working 19 20 together to make a common --MS. WALLRICH: Actually, I'm so glad you brought 21 22 that up. And it's one of our future topics. Some of

the things that we heard as staff at a Roger Brooks 1 2 (phonetic spelling) presentation addressed first floor 3 uses, and we just didn't have time to get into those 4 today. 5 But absolutely, and the Roger Brooks, if you saw the Power Point -- I think I've seen you at some of 6 those -- are a perfect integration into what we're trying to do with the Legacy Plan. 8 9 AUDIENCE MEMBER: Good. Good. The only thing I 10 want to say is you can't just be a cookie cutter either, because nobody is coming. Okay? So really think about 11 that. You guys have to think bigger than just everything 12 that's already out there, because people get tired. 13 14 They'll go once, but they got to -- we have a lot of opportunities here. 15 16 CHAIRMAN MATUSHEK: Sure, we do. 17 AUDIENCE MEMBER: So, you're just opening it up. 18 You know, you're looking at all that stuff? 19 CHAIRMAN MATUSHEK: Even so, if you do see things, 20 Stephanie loves pictures. So drive around and see things. 21 22 AUDIENCE MEMBER: They have a budget. I could take

them all over and show them . I mean, we see it all. 1 2 MS. WALLRICH: The Citizen Advisory Committee would 3 be the perfect place. AUDIENCE MEMBER: Travel. I mean, see that's the 4 thing. A lot of sports stuff. Our kids are all in 5 sports. We go to all these places. Half of them, that's how we find them. Social media tells us all these places are out there. We go to them, but we don't want 8 9 to the same thing. You know what I mean? We got to have 10 something different. 11 When did this -- and I'm going to go online and look at that. When was that stuff put together, 12 this whole plan? 13 14 MS. WALLRICH: Oh, the Legacy Plan? The Plan was adopted in 2009, and you can find that in the Planning 15 16 section of the website. 17 AUDIENCE MEMBER: Okay. And just -- so does the 18 staff -- is it like more like you guys or the Board? 19 Who gets it done? 20 Like in 2009? Jesus, how long are we going to talk about it? Whose job is it to -- besides all this 21 22 Code stuff, is it --

MS. WALLRICH: Well, the Plan was done in 2009. 1 2 2011 they created the Code, which the whole point of the 3 Code is to implement the Plan. Okay? And the Code as it sits right now in its original state, the point of 4 5 that plan is to promote the economic growth of the 6 downtown area. So, going full circle, we're just 7 wanting to make sure that the Code as it's written now is doing that. 8 9 AUDIENCE MEMBER: I just hate to see us spend more 10 money on -- okay, we're going to come up with all these 11 things, and then you are going to spend money on 12 consultants wanting to do something more. It's like, 13 geez, we just need people to -- just hire some people to 14 get it done for crying out loud. That's all I got to 15 say. 16 MS. WALLRICH: That's the branding. 17 AUDIENCE MEMBER: And I get the branding. I get it. But hire --18 19 CHAIRMAN MATUSHEK: Good point. 20 MS. KISLER: Real quick, just to get to your question, ma'am. 21 22 AUDIENCE MEMBER: You did.

MS. KISLER: Something important that we didn't 1 2 bring up in the answer. 3 You're wondering who gets it done. It's market driven. So the Village doesn't really have the power to 4 go turn a piece of property into exactly what we want it 5 6 unless we own it and have the funds to do so. 7 AUDIENCE MEMBER: So isn't it somebody's job to go out and promote and sell? I mean, we do have those 8 9 people. 10 MS. KISLER: It's economic development, and they are hard at work. I think you said they've got 80 projects 11 12 or so? 13 AUDIENCE MEMBER DEAN ZOLLNER: Dean Zollner (phonetic spelling). Put the pie graph on for the 14 property taxes? 15 16 On this property tax it says Tinley Park spends 17 10%, education 76%. I don't see anywhere the TIF dollars 18 are coming out of that. Does that come out of the education, the 76%, and get pushed into the 10%, the TIF 19 funds? 20 21 We've taken in \$53 million in TIF funds so far. I'm not positive on what we took in 2015. 22

MS. WALLRICH: This is just showing the ratio of the 1 2 taxes that are collected. 3 DEAN ZOLLNER: Correct. And how much is the total taxes collected? 4 5 MS. WALLRICH: Brad would know. I don't know. 6 MR. BETTENHAUSEN: Dean, I --7 DEAN ZOLLNER: Just really rough. You don't know? 8 Okay. 9 MR. BETTENHAUSEN: All I know --DEAN ZOLLNER: Okay, then --10 11 MR. BETTENHAUSEN: All I know is --DEAN VULNER: Okay. Then I'll say how much taxes 12 did we collect in 2015? Because we've collected \$53 13 14 million so far today. MR. BETTENHAUSEN: Something like that, yeah. 15 16 DEAN ZOLLNER: How much was it in 2015? 17 MR. BETTENHAUSEN: But again, that's counting all of the locations. 18 19 DEAN ZOLLNER: All I'm saying is the tax dollars 20 that's coming out of our education fund is actually being spent by the Village. So you are taking a percentage of 21 22 the red should be pushed into the purple.

1 MS. WALLRICH: No. 2 MR. BETTENHAUSEN: No. 3 MS. WALLRICH: No. And we should have a side bar on how a TIF works. 4 5 DEAN ZOLLNER: I know how it works. I'm just 6 saying --7 MS. WALLRICH: Oh, okay. So if you understand how a TIF works. 8 9 DEAN ZOLLNER: Yes. MS. WALLRICH: You're taking incrementS. You're not 10 taking the base proportionate share of the --11 12 DEAN ZOLLNER: But it's still not showing us 13 properly how much the Village is spending. 14 MS. WALLRICH: That's not the purpose of this chart. You've got --15 16 MR. BETTENHAUSEN: That's not the purpose of this 17 chart. This chart is showing if the tax rate is \$15, of that \$15, the Village is receiving 10% of that. It has 18 19 nothing today with the TIF money. 20 DEAN VULNER: So that 10% is accurate including the 21 TIF? 22 MR. BETTENHAUSEN: Yeah, absolutely.

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DEAN VULNER: Okay. Now -- (inaudible; multiple 1 2 voices talking.) 3 MR. BETTENHAUSEN: This is looking at the tax dollars of the tax rate. This is not looking at the tax dollars produced. 5 6 DEAN ZOLLNER: We'll just move on? Now if we go to First Floor Commercial on the new projects, is any of the revenue from the First Floor Commercial going to be 8 9 given back to the developers as an incentive to build? 10 MS. WALLRICH: It's a case by case situation. DEAN ZOLLNER: Okay. So what I'm saying is if 11 we're going to move on and say build something on South 12 Street with First Floor Commercial, are they going to 13 take any of the revenues, First Floor Commercial, any of 14 the tax revenues and give it back to the developer for 15 16 incentive or come back to us? 17 MS. WALLRICH: It's a case by case study. 18 DEAN VULNER: Or is it going to come back to us? MS. WALLRICH: That's not really what we're here to 19 talk about. We're here to talk about the Code and how 20 the Code is going to make sure that we have a viable 21 22 downtown. We're not here to talk about any one

particular project. There are incentives throughout the 1 2 community. 3 DEAN VULNER: Well, I brought it up because I heard 4 you say something about the revenues and how much that's 5 going to generate for the Village. That's why I brought 6 that up. 7 MS. WALLRICH: The revenues? DEAN VULNER: The First Floor Commercial revenues. 8 9 MS. WALLRICH: What Brad's memo and what these three 10 charts did is try to tell you in a scenario what would happen if you did not have First Floor Commercial. 11 DEAN ZOLLNER: And you really can't answer on how 12 13 much it's going to be bringing in, because we don't 14 know. 15 MS. WALLRICH: Because you don't know. Exactly. 16 DEAN ZOLLNER: But what I'm saying, of course we 17 don't know; but is a percentage of that going to go back 18 to the developer? MS. WALLRICH: It could. But that is not an 19 20 unusual --21 DEAN ZOLLNER: Okay. We'll move on from here. 22 Now with the Legacy Code, when this was

implemented and you took certain businesses, say you took 1 2 gas stations and repair shops, gun shops, archery shops, 3 sign shops and you eliminate them from the Legacy Code, were the owners of them businesses on Oak Park Avenue, were they ever notified at the time? 5 MS. WALLRICH: The Legacy Plan and the Legacy Code 6 were all public processes, especially the Legacy Code because it had designations, zoning designations. 8 9 those were all even by legal description in terms of how 10 those zoning classifications changed. DEAN ZOLLNER: So the property owners of say, like 11 12 Freddie Bears, he was notified? 13 MR. BETTENHAUSEN: Absolutely. 14 DEAN ZOLLNER: But he's saying he wasn't. So if he was, that's fine. It was just a question. 15 16 MS. WALLRICH: I mean, if you just go on principle 17 -- what's your name? 18 DEAN ZOLLNER: Dean Zollner. 19 MS. WALLRICH: Dean, if you go on principle 20 regardless of the Legacy District or let's say over on Harlem Avenue, the Village has assigned zoning districts. 21 22 When you make a change for a zoning, that's called a map

1 amendment. That's all a public process. It requires an 2 ordinance to be passed by the Village Board. 3 DEAN ZOLLNER: So legally, they were notified. Now you were showing us some buildings up here 4 that they might build; they might not, something like 5 6 that. A question came up from the department on the 7 height of these buildings. 8 Now with the Legacy Code, if they adhere to 9 the Legacy Code completely, does it go -- it doesn't go 10 back to the Plan Commission. It means they can build it as they want? 11 12 MS. WALLRICH: No. Like I was saying, in some of these --13 14 DEAN ZOLLNER: Is there going to be any say so from the neighbors, from the neighborhood? 15 16 MS. WALLRICH: If there is no --17 DEAN ZOLLNER: Or once they adhere to the Legacy Code --18 19 MS. WALLRICH: You keep asking me questions, and I can't answer them. 20 As I mentioned before, if it's a project that 21 22 meets all the codes, in most communities it just walks

in the door and gets a building permit.

In Tinley Park, regardless of if it's in the

Legacy District or Harlem or 45, it has a site plan review process that it has to go through which is a Plan Commission process. If it has no variance requests, no PUD designation, or anything else that might require a public hearing process, then it would stop there.

Otherwise, it will make its way to the Village Board.

DEAN ZOLLNER: Would the public have any say so on it.

MS. WALLRICH: If it's a public hearing process, we post it in the newspaper. We send notices to surrounding properties within 250 feet. It's all on our website.

Yes, that's the public notification.

DEAN ZOLLNER: Okay. Because like what's planned, we have no drawings, no nothing on what's going to be going up in the middle of our Village.

MS. WALLRICH: Well, here's a good point; and tonight is not the night because it's a whole meeting.

Actually Stephanie has done a whole session or whatever -- a whole Power Point presentation -- on process and looking at how other people do process, how

we do process, and with some recommendations of what we 1 2 can do more than that. And anyone having been in this 3 community for the last six to eight months knows that that public process has evolved and has actually gotten much better and greater from live streaming of the 5 Village Board meetings to the website development to the way we do notifications and Facebook and those kinds of things. 8 9 So what I believe you're saying sort of subtly 10 is that you are concerned about the public process. DEAN ZOLLNER: The height of buildings. The height 11 of buildings actually. I mean, I live smack dab --12 13 MS. WALLRICH: Okay. So you wanted to make sure you 14 know about it. 15

DEAN ZOLLNER: -- in the middle. It's going to block any sun out is all I'm saying.

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MS. WALLRICH: And if you're spending time on our website, we now have monthly reports. They just got posted today. So anything on -- I love the infamous white board -- but we have a white board in our office that once a project is a real project, and by that they've applied, paid their fee, and now they're a real

project that we're reviewing, it goes on the white board 1 2 and that board is translated to a monthly report that is 3 on our website. DEAN ZOLLNER: Very good. No, I was just hoping you didn't take too much out of these guys' hands, where it's 5 6 something you just fly through. 7 MS. WALLRICH: We're here to serve them. DEAN ZOLLNER: Exactly. 8 9 COMMISSIONER KRONER: Can I address that one second? Just to put you at ease here, so it takes two 10 meetings for any project that comes before us, before we 11 12 can take an action on it. So if something comes --MS. WALLRICH: Most of them; not all of them. 13 14 COMMISSIONER KRONER: Yeah, you're right. MS. WALLRICH: I wouldn't want to say that because 15 16 if the next one is just one --17 COMMISSIONER KRONER: Yeah, I apologize; but most of 18 them will take two meetings. Two. So there's two 19 opportunities to be notified through the public or 20 through the website or through Facebook about what's going on. 21 2.2 DEAN ZOLLNER: And another thing with the Legacy

Code, do you think when they implemented that, possibly they should have put something in there where certain square footage restrictions, where say the Mom & Pop stores, 3,000 feet and less shouldn't have to adhere to the complete Legacy Code?

I think that might be a problem we have with Oak Park Avenue, why it's so hard for these smaller businesses to do anything.

CHAIRMAN MATUSHEK: Well, I think particularly as to the setbacks and as to signage and things, those are things that we are going to be looking at well. I mean, that's --

MS. WALLRICH: Heritage sites -- units. That's the best way. We have units to discuss. We have a process. We have heritage sites. We have signs. We have boutique liquor, land uses. We have a lot of units, like back when you were in school you had units to study. And I think what you're getting at is heritage sites. And that's where you had existing uses and wondering how they are going to be made to comply or not comply.

And I'll just tell you as a side bar here, I had a conversation today with a gentleman that used to

work for the Village of Tinley Park, and he was one of the main authors of the Code. So I like talking to him. Because actually I never worked with him, but I'll say, "Well, how did this happen this way?"

And obviously he's very kind of defensive of the Code because he spent weekends -- almost every weekend working on this thing. And the whole concept of heritage sites -- and by that I mean it was sort of like what I said in the very beginning. You drive down Oak Park Avenue, and it's not like you're going to throw a bomb and start all over and start from scratch. It's going to be a project here, and three blocks later it's going to be a project there. And yet the Legacy Plan said there should be an alley that goes through that. And yet you've got ten properties between those two. Do you make those two ends have alleys that don't go anywhere?

And so he said that that was one of the most difficult aspects of him creating the Code because just like NIMBY-ism, when this was going through a public process, everybody had an exception. They would talk about the Code. And as a planner he's very idealistic,

and he was looking at the Legacy Plan and he said, "This 1 2 is how it should be." 3 And inevitably, we'd put that out there, and we'd have a meeting like this and someone like you would come up and say, "But not my property. What am I going 5 to do about my property?" 7 And so it's very difficult. I can just tell you in my 30-35 years that I've done a lot of different 8 9 Code, it's very difficult to write a perfect code that's 10 going to address every single situation. And it's even 11 more difficult to write a Code and get it right when you write it before you test it. And I honestly believe that 12 that is a lot of the angst that we're having here. 13 14 The Code is actually a new Code. Even though it was done in 2011, because of the economy it didn't 15 16 have a lot of testing. So, we're still testing the Zoning Code that goes back -- how long? 17 18 MS. KISLER: 1956. 19 MS. WALLRICH: 1956. Stephanie is very astute. 20 DEAN ZOLLNER: Yeah, like I was getting to, it's really tough for the smaller business to --21 22 MS. WALLRICH: Well, and that's something that --

DEAN ZOLLNER: I'm bringing up Bailey's for one. 1 2 was a nightmare for this guy. And anything small like 3 that, it's just a nightmare. MS. WALLRICH: Well, continue to come and make your 4 comments known. 5 6 CHAIRMAN MATUSHEK: Yes, those are all good points. And those are one of the reasons we're going to have a series of workshops. I mean, we just covered about four 8 9 more issues. We could spend the whole evening on each 10 one of them. 11 DEAN ZOLLNER: It's getting kind of late so I'm 12 going to sit down. CHAIRMAN MATUSHEK: It really helped to do that. 13 14 Thank you. COMMISSIONER SHAW: Before you head out real quick, 15 16 I want to go back to one of your earlier questions. is as much for me. You asked about developer incentives. 17 18 DEAN ZOLLNER: Right. COMMISSIONER SHAW: And whether there would be 19 20 deals. Can I just get a clarification? I know that that sort of thing is not under the review of the Plan 21 22 Commission. What committee would that fall under?

1 MS. WALLRICH: Economic Development Committee. 2 COMMISSIONER SHAW: Economic Development Committee. 3 MS. WALLRICH: And the Finance Committee. 4 MR. CONNELLY: Let me add this. Generally, if you're going to see some -- you know, as part and parcel 5 6 this is obviously one portion of how a development goes 7 through. This is zoning. There's economic development, too. At the end of the day, whether it goes to a 8 9 meeting, committee or wherever it goes, if there's an 10 incentive agreement or something like that, you're going 11 to see something called a Development Agreement or a Redevelopment Agreement. And ultimately the Board is 12 going to have to approve part and parcel --13 14 DEAN ZOLLNER: Which board? MR. CONNELLY: The Village Board. The Village Board 15 16 is going to have to approve. If there's going to be an 17 incentive, it's going to be laid out. It's a contract. 18 DEAN ZOLLNER: Oh. So it will be coming up in a 19 meeting? 20 MR. CONNELLY: I don't know which one, but if there are incentives, that's usually how it's done. 21 22 DEAN ZOLLNER: Okay. Yeah, because I'm just looking

at -- you know, we bought these properties. We tore 1 2 down, and are we just giving the developers the property? 3 Are we just giving back the, you know, the taxes or whatever we're doing? Is it really going to be worth 4 5 it? MS. WALLRICH: Dean, all these meetings obviously 6 7 the Village Board meeting, all these meetings are public meetings. 8 9 DEAN ZOLLNER: Right. Oh, I know. 10 MS. WALLRICH: So all our small committee meetings, they're all public meetings. 11 12 DEAN ZOLLNER: Yeah. I'm just keeping my eye on specific ones to see what's going on. 13 Okay? 14 MS. WALLRICH: Yeah. All right. Thank you very much. 15 16 CHAIRMAN MATUSHEK: Anyone else? 17 MS. WALLRICH: I want to recognize a member of our 18 Citizen Advisory Committee. She'll get mad at me. 19 Beth, if you want to stand up? If you have 20 some things that you are very worried about, maybe you're shy about bringing it up here, she is kind of a starting 21 22 point I would say in that committee that discussed a lot

of these ideas. And so she's a very smart lady, and
she's really provided a lot of input. So I want to thank
her publicly for that.

CHAIRMAN MATUSHEK: All right. Well, we're going to have some more. I want to thank everybody for coming tonight, especially some people with their World Series hangovers. (Laughter.)

MS. WALLRICH: Chairman, I do have one question for you all before we move on.

CHAIRMAN MATUSHEK: Sure.

MS. WALLRICH: In terms of format, tonight obviously we kind of shed the agenda just to concentrate on this. And that is good and bad because we have other projects that have to continue on. There's quite a bit of homework tonight, too that I see generated even though we have some things already prepared. So I'd like to know what you think: One, do we need to continue to meet in a venue like this, or can we get back into Village Hall where it's a little bit easier for us as staff, because then you have your consoles in front of you. You don't have to turn around and so forth. And at any time, I quess, the crowd could swell; but we could certainly

accommodate the people that are here at the City Council. 1 2 CHAIRMAN MATUSHEK: I would agree with that, Paula. 3 So long as it's advertised as just what it is, which --MS. WALLRICH: Yes. It's just a workshop. CHAIRMAN MATUSHEK: -- is just a workshop, I mean I 5 can't imagine we're going to have an entire auditorium 6 filled just to hear us get educated. And we're certainly going to give public notice to everyone. 8 9 I know unfortunately we're in a Catch-22 with 10 the Public Meetings Act. You'll have somebody complain that we're in violation because we didn't afford them an 11 opportunity to sit here if we didn't have a big venue, 12 and it's impossible to predict sometimes. But for my 13 part, I mean, I would anticipate that as we go through 14 the workshop part of the project, it will be fine in the 15 16 Village Hall. And --17 MS. WALLRICH: Certainly a public hearing we can 18 come back to a large venue. CHAIRMAN MATUSHEK: Yeah, certainly for a public 19 20 hearing you may want to consider that, but you know, as a taxpayer I don't want to have to waste money on rent if 21 22 we don't need to just because somebody is going to

complain there isn't a big enough room. We try to do 1 2 what we can for everybody; but I think common sense 3 dictates what we've seen tonight. We can be okay in a smaller room. 5 MR. CONNELLY: I would agree. MR. BETTENHAUSEN: Well, we erred on the side of 6 7 caution here tonight just to be safe. CHAIRMAN MATUSHEK: No, I understand. You know, 8 9 based on the prior history, that's what happened. But I 10 think -- I mean, again it's just workshops at this point. 11 There's no action being taken, so you know, for those type meetings I see no reason to --12 MS. WALLRICH: And we do publish our staff reports. 13 14 Like we write a report, so everything we've given these gentlemen is on our website; and then the Minutes will be 15 16 on there as well. 17 So unless you have a strong feeling one way or 18 the other as, I guess, the pressures of other agenda 19 items come, we'll try to keep it as an isolated agenda 20 item. But I already know that we were trying to do it every other meeting or something like that. 21

CHAIRMAN MATUSHEK:

That makes sense.

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MS. WALLRICH: Does that seem like the direction you 1 2 want to go? 3 COMMISSIONER SHAW: I would agree with what you said there with respect to the timing and how you lay out 4 5 the schedule as well as the venue. 6 For my part, I would say that it's pretty clear 7 that we have a really core group of engaged citizens who are showing up on a regular basis; and I think that the 8 9 Village Hall can handle that group. 10 And to that end, the Village has also made incredible strides in communicating with the public not 11 12 the least of which is a Facebook page and just other e-mails and other forms of communication. 13 14 So if the Village continues down that road and there's a sense that there might be more hot topics, I 15 16 think the Village has open channels of communication. 17 And it's going to be more obvious that this is probably 18 a really good point in time where we've kind of hit the baseline. 19 20 CHAIRMAN MATUSHEK: Good points. And not only that, I'm getting old and have a real bad stiff neck. 21 2.2 MS. WALLRICH: It's awful. I'm sorry. It's really

1	awful.
2	Okay. Thank you.
3	CHAIRMAN MATUSHEK: Anyway, hearing no further
4	public comment I guess we're at a point for a motion to
5	adjourn. All those in favor signify by saying "aye".
6	MR. CONNELLY: Would somebody motion it and then
7	somebody second it?
8	COMMISSIONER SHAW: I move that we adjourn,
9	Mr. Chairman.
10	MR. CONNELLY: There we go.
11	CHAIRMAN MATUSHEK: We have a motion. Do we have a
12	second?
13	COMMISSIONER MOYLAN: Second.
14	CHAIRMAN MATUSHEK: Okay. A motion and a second.
15	All those in favor, signify by saying "aye", please.
16	ALL COMMISSIONERS PRESENT: Aye.
17	CHAIRMAN MATUSHEK: Thank you very much.
18	(End of workshop.)
19	(Time noted: 9:22 p.m.)
20	
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22	
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1	STATE OF ILLINOIS)
2) SS: COUNTY OF C O O K)
3	
4	I, LYNN MANGAN, a Notary Public within and
5	for the County of Lake, State of Indiana, and a Certified Shorthand Reporter, CSR No. 84-001449, of
6	the State of Illinois, do hereby certify:
7	That the meeting/workshop transcript was reported stenographically by me, and was thereafter
8	reduced to typewriting under my personal direction, and constitutes a true record of the proceedings had;
9	That the said meeting/workshop was taken before
10	me at the time and place specified;
11	That I am not a relative or employee or attorney or counsel, nor a relative or employee of
12	such attorney or counsel for any of the parties hereto, nor interested directly or indirectly in the outcome of this action.
13	
14	IN WITNESS WHEREOF, I do hereunto set my hand and affix my seal of office at Tinley Park, Illinois, this 3rd day of November, 2016.
15	illinois, this sid day of November, 2016.
16	
17	
18	
19	Notary Public-Lake County, Indiana.
20	My commission expires March 9, 2023.
21	
22	
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MINUTES OF THE ZONING ORDINANCE CITIZEN ADVISORY COMMITTEE

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

Village Hall – 16250 S. Oak Park Avenue

January 9, 2017 – 6:00 P.M.

Village Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Pat Meagher, Recording Secretary

Present: Roxane DeVos Tyssen

Beth McKernan Eduardo Mani Charley Smith Trent Ridgway

Absent: Matt Coughlin

OPEN THE MEETING

PAULA WALLRICH, Interim Community Development Director, opened the Meeting at 6:00 p.m.

MS. WALLRICH addressed the Minutes that were available from the last meeting. Going forward the Minutes will be available before the meeting.

MS. WALLRICH summarized the last meeting stating that the point of the meeting was to look at Neighborhood General. She reminded all that the Legacy Plan is the guide book for decisions that are being made. The groups' charge is to review the Legacy Code and decide if there are any recommendations to be presented to the Plan Commission in regards to Uses of property on Oak Park Avenue.

Someone from the Public spoke. She stated that many of the single ownership properties on Oak Park Avenue were not properly maintained. TRENT RIDGWAY asked where the penalties are to keep owners' accountable to maintain those properties. MS. WALLRICH state that that is under the Property Maintenance Code. The Public participant stated that she felt that the condition of Oak Park Avenue was preventing some new development.

BETH MCKERNAN stated that the Legacy Code could stand as it is today and people can just ask for variances; as long as the variances are lenient enough to allow businesses to come in. MS. WALLRICH stated that each variance must be approved by the Village Board.

ITEM #1 - LAND USE DISCUSSION & MAPPING EXERCISE

MS. WALLRICH brought the group to the business at hand for this meeting. STEPHANIE KISLER, Planner I, stated that the topic tonight are the appropriate locations for residential, commercial and mixed-use, utilizing the map handout

and projected on the wall. MS. WALLRICH started the discussion with the southwest corner of 167th Street and Oak Park Avenue which is Neighborhood Flex. She reviewed the requirements for building type, stories, and land uses allowed. MS. WALLRICH stated that during their research of other communities, other codes prohibit residential on the first floor.

MS. DEVOS TYSSEN raised the thoughts of other uses for the first floor, such as a gym, party room and common areas which could be utilized by the tenants of the building which would be a non-commercial area and also non-residential. A percentage of the first floor, per a total square footage, would need to be commercial.

MS. WALLRICH brought everyone's attention back to the southeast and southwest corners of 167th Street and Oak Park Avenue; which is Neighborhood Flex. She asked if everyone was in agreement with making this area only being allowed residential as a mixed-use. Also, Oak Park Avenue and 167th Street must have Street Level Commercial.

MS. WALLRICH addressed the next pieces of property to be discussed, which is in Neighborhood General. MS. KISLER brought everyone's attention to the map showing them just south of the Avenue Animal Hospital through the Dairy Palace on the west side of Oak Park Avenue stopping at 168th Street. MS. WALLRICH pointed out that this is two (2) parcels with two property owners. She stated to keep in mind that if the current buildings were gone this would be redeveloped as solely residential. While reviewing this area discussion centered around the alleyway at the back of the properties and the right-of-way in the center of the properties. The alleyway would allow access behind the buildings for parking keeping buildings up towards Oak Park Avenue. In discussion it was decided to state that you cannot have standalone commercial on these properties but it can be a mixed-use. It was also discussed to change this to Neighborhood Flex.

MS. DEVOS TYSSEN mentioned the easements on Oak Park Avenue and not giving allowable space to open up Oak Park Avenue to a two-lane road to reduce congestion. MS. WALLRICH pointed out that there is a purpose for that. You don't want to keep the speed slower on Oak Park Avenue for better visibility of the landscape of commercial properties.

MS. WALLRICH addressed the next pieces of property to be discussed is on the west side of Oak Park Avenue where Gigi's is currently as well as two houses, a gas station, Siam Marina, Shades of Darkness and the Law Office. MS. WALLRICH pointed out that the Code states keeping this residential. There was great discussion of keeping these parcels First Floor Commercial. If residential were to stay as Code there would be opportunity for brownstones which three (3) stories is the tallest they could go. MS. WALLRICH asked the group to give this more thought before the next meeting and review some of the renderings in the Legacy Plan. She also asked all to consider extending Neighborhood Flex a bit due to the roadway break. MS. WALLRICH also stated that we might want to consider keeping this residential all the way to 171st Street requiring mixed-use as you move into the more commercial areas, such as Elmore Plaza.

MS. WALLRICH sent the group out with homework such as: driving from Ravinia down to the train station and making recommendations to bring back to the group for discussion.

MEETING ADJOURNED at 8:00 p.m.



MINUTES OF THE ZONING ORDINANCE CITIZEN ADVISORY COMMITTEE

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

Village of Tinley Park Council Chambers Village Hall – 16250 S. Oak Park Avenue

November 7, 2016 – 6:00 P.M.

Village Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Pat Meagher, Recording Secretary

Present: Roxane DeVos Tyssen

Beth McKernan Charley Smith

Absent: Matt Coughlin

Eduardo Mani Trent Ridgway

OPEN THE MEETING

PAULA WALLRICH, Interim Community Development Director, opened the Meeting at 6:15 p.m.

ITEM #1 - HERITAGE SITES

MS. WALLRICH proposed to first discuss the Heritage Sites. She first discussed the Legacy Plan and the idea of what Oak Park Avenue should look like as well as Land Uses in the Downtown Core. In regard to dilapidated buildings, the Village is starting to take those down. She stated that the Village wants to look and be business friendly. There is a vacant building on the west side of the street just south of Ravinia. Because of current Codes, this is not a building that can be demolished but at this time it is supposed to be residential in this location. ROXANE DEVOS TYSSEN asked if this building is zoned for mixed-use. MS. WALLRICH stated that this is Neighborhood General and only residential can redevelop on that property. MS. MCKERNAN asked what the present owners are waiting for to develop this property. MS. WALLRICH stated that maybe they are waiting for a change in the Legacy Plan.

MS. DEVOS TYSSEN brought up that she was recently in Fort Collins, Colorado and took a hard look at their old downtown area. She researched the original plans to date. She will be putting a presentation together for the next meeting.

MS. WALLRICH directed the group back to the Legacy Plan and the preservation of the Historical Sites. MS. DEVOS TYSSEN asked how many of the historical buildings in the Core area are there. MS. WALLRICH stated that we have lost some but we have to concentrate on preserving the buildings that are left. MS. WALLRICH also discussed the historic scale of the Plan and it highlights commercial. There is a steak house called Primal Cuts coming into the building that the old Bogart's used to be located within.

STEPHANIE KISLER discussed the Code which is highlighting Heritage Sites. In the Code it states that once you've invested 50% or more into the property it then becomes a redevelopment site versus a Heritage Site which means the current Code applies meaning if it is Neighborhood General it now has to be residential. MS. WALLRICH raised the question that will this create a disincentive to investors and/or will property owners make limited renovations to keep commercial there. CHARLEY SMITH inquired about who the judge of what is correct to keep in this location. MS. WALLRICH stated that the Legacy Plan had been through a complete overall and was approved in 2009. MS. MCKERNAN feels that the Legacy Code is quite inhibitive although the Legacy Plan is great and feels that the Legacy Code should be updated to current day. She feels that we need to invite better business opportunities. MS. DEVOS TYSSEN agreed that all ideas should be at least entertained. MS. WALLRICH stated that maybe the specific block should be revisited and decide that it should not be Neighborhood General. MS. DEVOS TYSSEN asked if there could be an incentive for business that want to rebuild and there would be a stipulation of design so that it fits in with the historical vision. MS. KISLER stated that we do have a façade incentive program.

MS. WALLRICH brought the Heritage Site issue up again, stating that the property owner cannot develop any non-conforming enhancement to the property e.g., adding a drive-up to a fast-food business. She also stated that maybe the group needs to look at changing this in the Code.

MS. WALLRICH asked MS. KISLER to define and discuss Market Value. MS. KISLER stated, from the Code, "dividing the assessed valuation of the property and is shown on the most recent tax bill by the level of assessment used by the Assessor for the type of property. As an example an assessed value of forty thousand (\$40,000.00) and an assessment level of sixteen percent (16%) has a market value of two hundred and fifty thousand (\$250,000.00)." MS. WALLRICH stated that the Assessor will act on the conservative side. Also, if a property has been vacant for a long period the assessment is going to come in very low. The lower the assessed valuation the lower the numbers work. She has great concern about the way this is set up. MS. MCKERNAN feels that we should not be limiting anyone from making improvements. MS. WALLRICH stated that the Market Value issue is presenting somewhat of a problem determining a Heritage Site or not. This needs to be addressed in the future with more clarification. MS. WALLRICH brought an example to the group of, hypothetically if Teehan's was an apartment building and the owner wants to add a third floor and does not want a Commercial First Floor. MS. MCKERNAN stated that it is the owner's decision to make. MR. SMITH stated that this building was originally a hotel and currently has an apartment on the second floor; it's occupied. He feels that commercial is a much better use and that is what it should be; for example. He also feels that the multi-use as it stands is not a great idea.

MS. WALLRICH presented the old Carm's Beef (178th St. & Oak Park Avenue) as a case study. The building needs a lot of work. Currently there is a proposal in for townhomes and that is what the Plan stated to do. Here is an example of a piece of property that we stayed with Code and did not allow commercial in here; it is deemed residential. It is outside the walkable area to the train station. MS. WALLRICH stated that going block by block, inventorying what is out there and think hard about the long-term vision for that site. MS. DEVOS TYSSEN felt that the more businesses the better. MS. MCKERNAN agreed that bringing in more commercial is very productive. MS. KISLER stated that the entire premise of the Plan discusses density.

MS. WALLRICH gave the group homework. She stated she would like everyone to look at the Legacy Plan (page 21) and get a visual of what were the authors were talking about in terms of those areas. Also, look at this and get a feel of what you like and don't like. Take a look at 176th South to the school and on the north side, 171st north to the Dairy Palace (Neighborhood General, page 36).

MS. KISLER stated that she will prepare an inventory for the next meeting.

MS. WALLRICH asked the group to schedule another meeting soon to discuss these issues further. All agreed on Monday, December 5th at 6:00 p.m., in the Kallsen Center. Meeting adjourned at 7:35 p.m.



MINUTES OF THE CITIZEN ADVISORY COMMITTEE

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 5, 2016

The Regular Meeting of the Citizen Advisory Committee was held in the Kallsen Center of Village Hall on December 5, 2016 at 6:00 p.m.

ROLL CALL

Committee Members: Beth McKernan

Charley Smith Matt Coughlin Eduardo Mani Trent Ridgway

Absent: Roxane DeVos Tyssen

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

STEPHANIE KISLER, Planner I, opened the meeting. She asked the members if they had any questions before we begin the discussion on Neighborhood General (NG).

BETH MCKERNAN asked for more explanation on what a Heritage Site is. MS. KISLER responded that another term for a Heritage Site is a legal nonconformity. She gave MS. MCKERNAN the analogy of a residential structure having a required setback of 20' when it was built and then the regulations changing later on to 25'. The house, which met the code when it was built, is now a legal nonconforming structure in relation to the setback of the house.

MS. MCKERNAN inquired about all of the fence variance requests and why there are so many nonconforming fences. MS. KISLER explained that Staff has found that many of these existing nonconforming fences were permitted without adherence to the applicable setback at the time or not permitted at all. When a variance is not found in the records, Staff must require that a variance be granted in order to allow the location of the fence.

TRENT RIDGWAY inquired about how 50% is calculated and asked about the point of the 50% rule. PAULA WALLRICH, Interim Community Development Director, noted that the calculation of the 50% is based on the property's market value as noted on page 104 of the Legacy Code. MS. WALLRICH also gave a scenario about "if 159th Street was rezoned to residential..." and noted that the existing commercial businesses in this area would be allowed to remain commercial until a major investment (>50%) was made. Over time, the properties would eventually redevelop to residential, which is what the NG district requires.

COMMITTEE MEMBERS asked about whether the 50% rule is a deterrent from having property owners make investments in their properties.

Similar to the 50% rule with the allowable land uses in the Legacy Districts, STAFF discussed how the Building Code requires putting in new service lines when the improvements to the structure exceed 50%.

MS. KISLER gave an example of the former Chick's property and how it can remain commercial if less than 50% of the value is invested. She noted that residential is allowed no matter what amount is invested since the NG zoning district calls for residential land uses.

MS. WALLRICH discussed Elmore Plaza (170th to 171st Street on the west side of Oak Park Avenue) and how adding residential to a commercial space can be an incentive due to a decrease in property taxes.

COMMITTEE MEMBERS asked why property owners doing what we want them to do and why aren't they investing in their properties. MS. WALLRICH cited it may be a lack of cash flow. A COMMITTEE MEMBER said that some property owners are sitting on their properties in hopes that they will be able to sell them for a large profit some day without putting any extra money into the property.

MATT COUGHLIN expressed concern with needing an implementation plan for the Legacy Plan and regulations within the Legacy Code. He said that he agrees with the direction of the Legacy Plan and thinks that the Legacy Code is working to implement the plan, but he thinks that the Village could incentivize and assist the property owners with achieving the goals of the Legacy Plan. He noted that the 'back end' needs to be incorporated into the Village's plans. MS. WALLRICH noted that the implementation depends on the private property owners making investments in their properties and that Staff can assist from an economic development perspective. She added that there are incentives for improvements to the facades of the buildings and that TIF funds could assist in other improvements. She also mentioned that economic development is not necessarily the task of this committee and that we need to focus more on the zoning aspects before thinking how economic development practices can incentivize the zoning initiatives.

COMMITTEE MEMBERS inquired about Bailey's and how the 50% rule would affect Bailey's doing renovations. MS. WALLRICH noted that Bailey's is zoned NG and, per the current code, must be converted to residential uses only if more than 50% of the value was invested. She noted this doesn't mean they cannot continue to invest in their property,

COMMITTEE MEMBERS asked about the Tinley Roller Rink property and discussed if it were to redevelop to a recreational use, such as an indoor golf simulation place and restaurant. MS. WALLRICH said they would have to request variances since a redevelopment at this location must be residential.

MS. WALLRICH discussed the northern NG areas (about 168th to 171st) versus the southern NG areas (about 176th to 180th). She asked if the COMMITTEE MEMBERS agree with residential uses only or if we want to encourage commercial uses or mixed uses. She noted that mixed use buildings could be allowed as Special Uses rather than Permitted Uses if they felt that it was best to review on a case-by-case basis. COMMITTEE MEMBERS said that they agreed with this approach and wanted some flexibility that accounted for the existing businesses. MS. WALLRICH added that the intent for NG was to add residential density, so converting a commercial space to a mixed use space would achieve the intent more so than allowing purely commercial uses.

COMMITTEE MEMBERS asked if the Village offered any incentives to property owners in an effort to get the properties updated and maintained. MS. WALLRICH noted the Façade Incentive Program. She also mentioned that the Legacy Code does not discuss incentives; instead, those are Village policies that

may change from time to time. She again noted that incentives are within the purview of the Economic Development staff, not the Planning staff.

COMMITTEE MEMBERS asked how to transition the existing properties from one land use to another. They mentioned concerns with current property owners stopping the progress. MS. WALLRICH noted that the Village cannot force the property owners to redevelop their properties or make large financial investments in their properties; however, we can enforce general property maintenance codes in order to keep the current properties well-maintained. She noted that the Village currently has one full-time Code Compliance Officer and one part-time Code Compliance Officer. She noted that the Village is currently conducting a staffing study and she hopes to have more staff for property maintenance in the future.

MS. WALLRICH suggested that Staff provide the COMMITTEE MEMBERS maps to draw on where they think residential should go, mixed use should go, and commercial should go. STAFF will email and/or mail hard copies of these maps for the COMMITTEE MEMBERS to mark up and discuss at the next meeting. The COMMITTEE MEMBERS felt this was a good idea.

MR. COUGHLIN asked if a progressive code can be implemented. He explained that year 1 it could allow any improvements regardless what land use the code required, then 75% improvements, then 50% improvements, then 25% improvements, etc. He noted that this could provide a "burning platform." CHARLEY SMITH said this is called "intermediate sanctions." MS. WALLRICH noted that she will talk to the attorney about the concept, but was concerned that this could possibly be a taking. She also discussed the concept of takings in general.

There was discussion by Committee Members for increased coordination between economic development and planning. MS.WALLRICH mentioned that with the creation of the Community Development Department will increase communication between Building, Planning and Economic Development Departments. She again emphasized that the intent of this Committee was to focus on the Legacy Code and to make recommendations for any text amendments that will be forwarded to the Plan Commission for review. She noted that she understands the comments made related to economic development but requested the committee to focus on the Legacy Code.

MR. SMITH added that buildings can be built with quality materials that could increase value, including using brick as a primary building material. MS. WALLRICH noted that new developments and reinvestments will encourage more improvements in existing properties. MS. WALLRICH discussed how downtown Frankfort benefitted from a fire and noted how the other business owners had a 'herd mentality' and that new investment encouraged other improvements. She mentioned that there were several new positive developments in the works in the downtown area and felt that they could encourage more positive developments in the downtown area.

MR. RIDGWAY asked what the 'teeth' are for the code and getting improvements. MS. WALLRICH said property maintenance codes are the 'teeth' since the Village cannot force property owners to make investments without a trigger, such as the need for property maintenance, a redevelopment or major change to the site, a change of tenant, or change of property owner. She also noted that property maintenance enforcement is primarily reactive rather than proactive due to the lack of staff.

COMMITTEE MEMBERS discussed using property maintenance to essentially overwhelm property owners and make them think about selling rather than investing in correcting the issues. MS. WALLRICH noted that this is not the ideal way to achieve improvements to a property. She then gave an example about the demise of a hotel property, which went from a flag to a lower quality hotel. She stated that economic development efforts might be more effective that would work toward matching users with properties.

MS. WALLRICH concluded the meeting at 7:50~p.m. and noted that the next meeting will be Monday, January 9, 2017 at 6:00~p.m. in the Kallsen Center at Village Hall.



Exhibit A: Comparison of First Floor Downtown Regulations from Other Communities

Community	Tinley Park	Burr Ridge	Frankfort	Hinsdale	Naperville	Elmhurst	Orland Park	Glenview	La Grange
Population	57,000 +	10,000 +	18,000 +	17,000 +	146,000 +	45,000 +	58,000 +	46,000 +	15,000 +
Code Highlights Related to Residential Uses On the First Floor in the Downtown Area	Street Level Commercial Required in Downtown Core and Neighborhood Flex Street Level Commercial Permitted in Downtown Flex.	Village Center is a Planned Unit Development (PUD) Has Transitional Districts Residential uses shall not be permitted in the same structure or building as nonresidential uses"	"H-1" District "Dwelling unit(s) above first floor commercial use" are permitted "Residence of the proprietor of a commercial use" are permitted	Downtown is zoned "B-2" "No dwelling unit shall be located on the first floor of any structure" "No use other than permitted and specially permitted retail trade uses and bank and other credit agency uses shall be allowed on the ground floor of any structure in the B-2 district"	"Residential units on the second floor and above of commercial buildings" are permitted	Downtown is zoned "C4A" North Downtown Business District "Dwelling units are not permitted below the second floor"	Historic District is zoned "OOH" Allows "multi-family residences without commercial" Allows "residential units above retail or commercial establishments" Village Core is zoned "COR" Attached dwellings are Special Uses, provided that "no dwelling units are located on the street level unless the dwelling units are part of a mixed use development" and "If the dwelling units are part of a larger mixed use development that is over 100,000 square feet in floor area, no more than forty (40) percent of the square footage is devoted to residential uses"	Downtown Districts regulate ground floor uses based on location in the downtown area. Districts include: Full Ground Floor Retail Partial/Full Ground Floor Retail Ground Floor Retail Ground Floor Retail/Office/Service/Residential Residential Uses Only Retail/Office/Service Uses Only Institutional Use Uses minimum depths for uses. Commercial uses must have a minimum depth (from the front Building Line to the rear of the retail floor area) of 50 feet.	 Downtown area is zoned "C-1" or "C-1 CR" "Multiple Family Dwellings, but not on the first floor of any structure in the C-1 or C-2 Districts" are permitted Certain uses are not permitted on the first floor unless they are not visible from the outside (such as within office buildings rather than an individual storefront). Certain uses are not permitted on the first floor within a "limited" version of a commercial zoning district. This is similar to having an overlay district or a separate zoning district. Certain uses are considered "regulated uses" and must be spaced at least 400' from a similar use.

Exhibit A.2: Comparison of First Floor Downtown Regulations from Other Communities (4 Additional Communities) Revised 1/27/2017

Community	Tinley Park	Blue Island	Aurora	Oak Park	Evanston
Population	57,000 +	23,000+	200,000+	52,000+	75,000+
Code Highlights Related to Residential Uses On the First Floor in the Downtown Area	Street Level Commercial Required in Downtown Core and Neighborhood Flex Street Level Commercial Permitted in Downtown Flex.	Adopted the Uptown Transit- Oriented Development District in 2012 Allows ground floor dwelling units as a permitted use but "only in live work buildings" and within "Use Zone B", which is situated east of the core area around the Metra station. Dwelling units on the second floor are permitted in the entire district Mixed-use buildings can only have retail or office uses on the street level but can have office or residential on the upper levels.	Staff from Aurora confirmed that first floor residential dwelling units are generally prohibited in the Downtown Core District.	The Madison Street (MS) overlay prohibits ground floor residential dwellings between Clifton Avenue and East Avenue.	 Dwellings are permitted when located above the ground floor in B1, B2, B3, B1a, D2, D3, and D4. Dwellings are permitted (except that within the C1a district lying between Lee Street on the north and Kedzie Street on the south dwellings are only allowed when located above the ground floor). oRD and oCSC overlay districts encourage retail goods/services on the ground floor

REVISED LEGAL DESCRIPTIONS FOR LEGACY DISTRICTS

Downtown Core

The property proposed to be rezoned is legally described as follows:

Lots 1 through 10, both inclusive, in Block 4, Lots 1 through 15, both inclusive, in Block 9, Lots 1 through 5, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying south of and adjacent to said Lots 1 to 5 in said Block 10, Lots 6 through 7, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 6 to 7 in said Block 10, the West Half of Block 14, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 1 and 2 in Steeve's Stive's Subdivision, being a subdivision of the East 120 feet, lying West of the East line of Block 9 in Village of Bremen, extended South and North of the North line of Market Street and South of the southeasterly line of Block 9 in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded October 24, 1957 as document number T1765405, in Cook County, Illinois.

That part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, lying north of the north line of Market Street, lying west of the west line of <u>Steeve's Stive's</u> Subdivision and lying southeasterly of the southeasterly line of Block 9 in the Village of Bremen.

The West 125 feet of the North 125 feet together with the West 125 feet of the South 340 feet of Block 15 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 1 and 2 in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 Noth, Range 13 East of the Third Principal Meridian, recorded March 7, 2006 as document number 0606645109, in Cook County, Illinois.

Lots 1 through 12, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lots 1 through 9, both inclusive, in Herman Stoeckman's Subdivision, being a subdivision of the South 443 feet of the East 183 feet of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 15, 1895, Book 68, Page 6, in Cook County, Illinois.

Outlot B in Hickory Square, being a resubdivision of part of Lot 9 in Circuit Court Partition, being a subdivision of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded August 7, 1987 as document number 87437606, in Cook County, Illinois.

Lots 1 through 6, both inclusive, in Block 1, Lots 1 through 3, both inclusive, in Block 2, except the north 75 feet of the west 175 feet of said Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

Lots 1 and 2 in Spring Fort Hall Subdivision, being a resubdivision of part of <u>Block Lot</u> 3 and part of Lot 4 in McClary's Subdivision and Lot 7 in Polygon Resubdivision, being a subdivision of part of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 16, 2007 as document number 0704715058, in Cook County, Illinois.

Lots 1 through 10, both inclusive, in Block 5, together with that part of Block Lot 4 (except that part lying within J.P. Gallagher's Resubdivision, Spring Fort Hall Subdivision and that part lying within Arkema's Subdivision) and (except the North 49.5 feet of the South 99.00 feet of the East 377 feet, except the East 255.00 feet thereof) in Block 4 in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

Downtown Flex

The property proposed to be rezoned is legally described as follows:

Lots 1 through 6, both inclusive, in Breitbarth's Subdivision, being a subdivision of part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The North 34 feet of 172nd Street lying east of the east line of Oak Park Avenue and lying west of the west line of 67th Court, being in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, all in the Village of Tinley Park, Illinois, and all that part lying south of Drainage Ditch in the Southwest Quarter of the North 507 feet of the West 997 feet of the Northwest Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, (except the west 33 feet thereof taken or dedicated for Bachelor Grove Road), said premises being also described as: Commencing at the point of intersection of the east line of Bachelor Grove Road and the north line of Grove Avenue (or Street) as originally located in the Village of Tinley Park; thence north along the east line of Bachelor Grove Road 40feet to the south line of the land conveyed to the Drainage Commissioners of Union Drainage District by Deed dated December 4, 1909 and recorded December 14, 1909 in Book 10826, Page 32 as document number 44828349; thence South 71 degrees 21 feet East 126.7 feet to a point on the north line of Grove Street (or Avenue) as originally located 153 feet east of the west line of said Southeast Quarter; thence west 120 feet more or less to the Place of Beginning.

Lots 5 through 11, both inclusive, together with the west half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 5 to 11

Together with Lots 40 through 48, both inclusive, together with the <u>west_east</u> half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 40 to 48

Together with Lots 59 through 61, both inclusive and south half of Lot 58, together with the <u>east west</u> half of the vacated North-South 16 foot Public Alley lying west of and adjacent to Lots 59 to 61, and south half of Lot 58, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

Lots 1 through 3, both inclusive, in Block 3 together with Lots 1 to 6, both inclusive, in Block 5 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853, in Cook County, Illinois.

Lots 1 through 3, both inclusive (except that part lying within Polygon Resubdivision and that part lying within Spring Fort Hall Subdivision and that part lying within J.P. Gallagher's Resubdivision) in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

Lot <u>5 and</u> 6, in Block 3, in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

Lots 1 through 4, both inclusive, together with the west half of the vacated 16 foot North-South Public Alley lying east of and adjacent to said Lots 1 to 4, all in Boldt's Subdivision, being a subdivision of the

South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 27, 1899, Book 78, Page 2, in Cook County, Illinois.

Downtown General

The property proposed to be rezoned is legally described as follows:

Lots 12 through 18, both inclusive, together with the east half of the vacated North-South 16 foot Public Alley lying west of and adjacent to said Lots 12 to 18, together with Lots 23 through 39, both inclusive, together with the North-South vacated 14 foot Public Alley lying adjacent to Lots 23 to 36 and together with the East-West vacated 14 foot Public Alley lying adjacent to Lots 23, 36 37 and 39 together with Lots 49 to 57 56, both inclusive, together with the north half of Lot 58, together with the east west half of the vacated North-South 16 foot Public Alley lying west of and adjacent to the north half of Lot 58 and Lots 51 to 57 and the west east half of the vacated North-South 16 foot Public Alley lying east of and adjacent to Lots 49 and Lot 50, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The East Half of Block 14, together with Lots 4, 8, 9 and 10, in Block 11, except the east 48 feet of said Lot 8, in Block 11, together with the south half of Lots 1 through 3, both inclusive, in Block 11, together with that vacated street (Graben Strase) described as part of the Village of Bremen subdivision lying west of a line 60 feet westerly of and parallel with the easterly right of way line of 67th Avenue as heretofore dedicated in Vogt's Addition to Tinley Park, lying south of the easterly prolongation of the north line of the south half of Block 11 and lying north of the north line of 174th Place, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 6 through 9, both inclusive, together with the west half of the North-South 16 foot Public Alley lying east of and adjacent to said Lots 6 to 9, all in WM Lawrenz Subdivision, being a resubdivision of Block 13 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 04, 1910 as document number 4534716, in Cook County, Illinois.

Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision, being a resubdivision of Lots 5, 6, 7 and part of Lot 8 in Block 11 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 23, 1998 as document number 08169276, in Cook County, Illinois.

Lots A and B in Vandenberg's Subdivision, being a resubdivision of Lot 45 in Vogt's Addition to Tinley Park and part of Lot 1 in Village of Bremen, together with vacated Street lying easterly of and adjacent to the north half of aforesaid Lot 1, in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 3, 1982 as document number 26133027, recorded February 3, as document number T3263394 and recorded June 17, 1982 as document number 26263076 in Cook County, Illinois.

Lots 3 through 11, both inclusive, in John M. Rauhoff's Subdivision, being a subdivision of part of the south half of Lots 1 and 2 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded July 12, 1909 as document number 4404934, in Cook County, Illinois.

Lots 9 through 16, both inclusive, in Andres Subdivision, being a resubdivision of Lot 9 in Block 3 of Christian Andres Subdivision of a part of the south half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 23, 1897, Book 74, Page 44, in Cook County, Illinois.

Lot 1, Except the west 125 feet thereof and Lot 2, except the west 125 feet thereof, all in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded March 07, 2006 as document number 0606645109, in Cook County, Illinois.

Lots 1 through 6, both inclusive, together with the east half of the North-South Public Alley lying west of and adjacent to said Lots 1 to 6, all in St. George Place, being a resubdivision of Lots 5, 6, 7 and 8 in Boldt's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 13, 1995 as document number 95615291, in Cook County, Illinois.

Lot A, in a subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, and 4 being a subdivision of part of the South Half of Lots 1 and 2 of the Southwest Quarter of Section 30, and part of the North Half of Lot 2 of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 13, 1915 as document number 5632986, in Cook County, Illinois.

Neighborhood General

Lots 1, 2, 7, 8, 9, in Block 1, in Parkside, being a subdivision of the Northeast Quarter, except the South 330 feet of the West 330 feet thereof, of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 10, 1947 as document number 13974008, in Cook County, Illinois.

Lot 3 in Marquardt's Subdivision, being a subdivision of the South 180 feet of the West 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1958 as document number 17388889, in Cook County, Illinois.

The West 165 feet of the North 100 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

The West 165 feet of the South 50.00 feet of the North 150 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

Lots 141 through 160, both inclusive, in O. Rueter & Co's. Tinley Park Gardens, being a subdivision of the South 60 acres of the West Half of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, recorded November 19, 1924 as document number 8677040.

Lot 1, in O'Donnells's Resubdivision, being a resubdivision of Lot 1 in Butler's Subdivision, being a subdivision of the North 533 feet of the West 250 feet of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 6, 1979 as document number 25271434, in Cook County, Illinois.

Lots 14 through 25, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lot 1 and Lot 16, in Tinley South Resubdivision, being a resubdivision of Lots 2, 3 and 4 in Block 5 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 16, 1976 as document number 23522845, in Cook County, Illinois.

Lot 1 and Lot 12, in Brianne's Resubdivision, being a resubdivision of Lots 5 and 6 in Block 5 together with the vacated Street, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 3, 1994 as document number 94599909, in Cook County, Illinois.

Lot 1, except the west 363 feet thereof, in Block 5; Lots 1 through 6, both inclusive, in Block 6; together with the north half of the vacated 181st Street lying south of and adjacent to said Lot 6, in Block 6, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 5 and Lot 6 in Block 1; Lots 1 through 6, both inclusive, in Block 6; Lots 7, 8, 10 and 11, except the west 200 feet thereof, in Block 6; Lots 1 through 6, both inclusive, in Block 7; the east 125 feet of Lots 7,

8, and 9, in Block 7 6 and the east 200 feet of Lot 11 in said Block 7; Lot 1 to Lot 22, both inclusive and the east 5.20 feet of Lot 23, the south half of the East-West 20 foot Public Alley lying north of and adjacent to Lots 20, 21, 22 and the east 5.20 feet of Lot 23, and 22, the south 70 feet of the east 125 feet of Lot 31, the north half of the East-West 20 foot Public Alley lying south of and adjacent to the south 70 feet of the east 125 feet of Lot 31, the north 60 feet of the east 125 feet of Lot 33 and the East 125 feet of Lot 34, all in Block 12 in Elmore's Oak Park Avenue Estates, being a subdivision in the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lot 1, except the west 447 feet thereof; Lots 2, 3, 4 and 5, all in Block 1; Lot 4 and the east 260 feet of Lot 5, all in Block 2, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 2 in Wesolowski's Resubdivision, being a resubdivision of Lot 6 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1978 as document number 24636783, in Cook County, Illinois.

Lots 1 through 5, both inclusive, in Therese's Resubdivision, being a resubdivision of Lot 3 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 9, 1972 as document number 21896053, in Cook County, Illinois.

Neighborhood Flex

Lot 14 in Plat of Subdivision, being a subdivision of heretofore vacated Lots 14 to 40, both inclusive, Block 3, together with, the public walk between Lots 23 and 24 and public alley between Lots 32 to 40, inclusive, of Block 3, together with Broad Street from the east line of Oak Park Avenue to the south line of 167th Street, all in Parkside Subdivision, all in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 13, 1957 as document number 17089200, in Cook County, Illinois.

Lot 26 in Eagle's Nest Unit 2 Resubdivision, being a resubdivision of Outlot A in Eagle's Nest of Tinley Park Unit 1, being a subdivision of part of the West Half of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 16, 1993 as document number 93457216, in Cook County, Illinois

Lots 1 through 4, both inclusive, together with Lots 11 and 12, all in Block 1, in Elmore's Oak Park Avenue Estates, being a subdivision of the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lots 1 through 8, both inclusive, Lot 12 and Lots 16 through 18, both inclusive, in Block 10, together with the south half of the vacated 182nd Street lying north of and adjacent to said Lots 1 and 18, in Block 10, together with Lots 7 and 8 in Block 9, together with the north half of the vacated 182nd Street lying south of and adjacent to said Lot 7, in Block 9, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

The North 400.00 feet of the West 238.00 feet of the East 491.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 2 except the south 22 feet thereof, together with the south 22 feet of Lot 1, in Miller's Subdivision, being a subdivision of the East 203.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, recorded June 13, 1946 as document number 13820113, in Cook County, Illinois.

The North 233 feet of the West 100 feet (except the north 50.00 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line, in Cook County, Illinois.

The North 233 feet of the West 200 feet (except the West 100 feet thereof) and (except the North 50 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line in Cook County, Illinois.

That part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning on the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, a distance of 315.00 feet east of the northwest corner thereof; thence South 185.00 feet; thence East 10.00 feet; thence South 46.00 feet to the south line of the north 233 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence west along said south line, 125.00 feet to the east line of the

west 200.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence north along said east line, 233.00 feet to the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, thence east along said north line, 115.00 feet to the Point of Beginning (except the North 50.00 feet thereof).

A parcel of land situated in the Northwest Quarter of the Northeast Quarter North of the Indian Boundary Line in Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on the north line of said Section 6, 315.00 feet east of the northwest corner of the Northeast Quarter; thence South 185.00 feet; thence East 10.00 feet; thence South 72.00 feet; thence East 75.00 feet; thence North 257.00 feet; thence West 85.00 feet, to the Point of Beginning (except the north 50.00 feet thence dedicated for street purposes by document number 95-843986), in Cook County, Illinois.

Civic

Lots 1 through 6, both inclusive, in Block 9, together with the north half of the vacated 182^{nd} Street lying south of and adjacent to said Lot 6, in Block 9, together with the south half of the vacated 181^{st} Street lying north of and adjacent to said Lot 1, in Block 9 all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lots 8 through 10, both inclusive, in Block 10, together with the south half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 8 and 10 in said Block 10, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

That part of the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: lying west of the westerly line of 66th Court, lying northwest of the northwesterly line of South Street, lying north of the north line of Market Street, lying east of the east line of Oak Park Avenue, lying southeast of the southeasterly line of North Street and lying south of the south line of Lots 1 through 5, both inclusive, in Block 5, all in Village of Bremen Breitbarth's Subdivision, being a subdivision of part of the Northwest Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois,

The North Half of Lots 1 through 3, both inclusive, in Block 11, (except that part lying within Vanderberg's Subdivision) all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lot 8 and the north 75 feet of the west 175 feet of Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

36-13-31A 28-31

W 1/2 NE 1/4 SEC 31-36-13 **BREMEN**

"A"
VILLAGE OF BREMEN, a sub. in Sections 30 & 31-36-13.

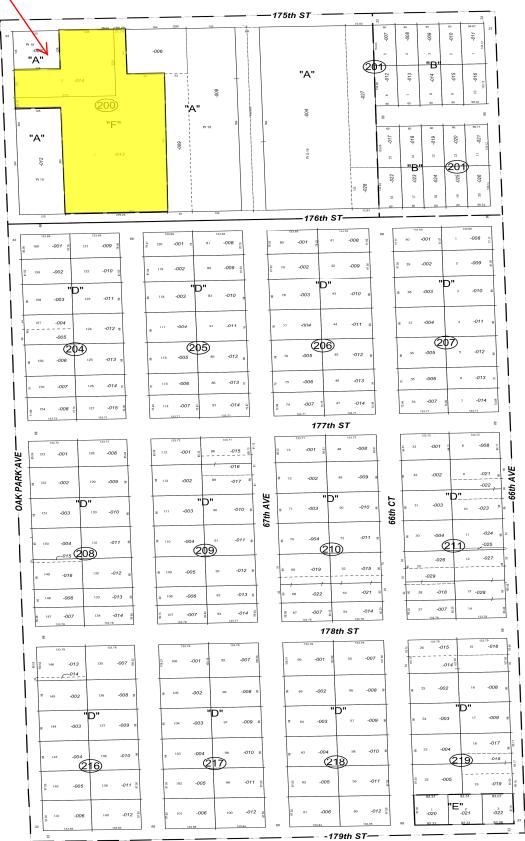
"B"
WILLIAM A. WILKINS' ADD. TO TINLEY PARK in the N.W.1/4 of the N.E.1/4 of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. 16280076.

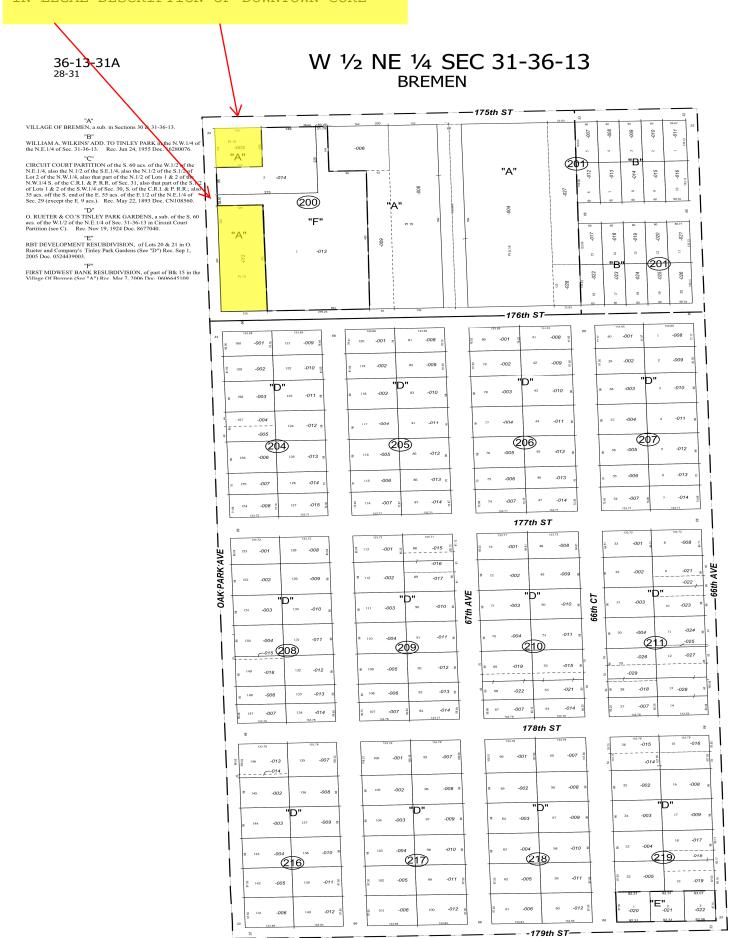
CIRCUIT COURT PARTITION of the S. 60 as, of the W.1/2 of the N.E.1/4 also the N.1/2 of the S. 1/4 of the N.1/2 of the S. 1/4 also the N.1/2 of the S. 1/2 of Lot 2 of the N.W.1/4 also the N.1/2 of Lot 3 le 2 of the N.W.1/4 also the N.1/2 of Lot 3 le 2 of the N.W.1/4 s. 1/4 of Sec. 3/1, s. 1/4 of Sec. 3/1, s. 1/4 of Sec. 3/1, s. 0 of the C.R.I. & P. R.R.; also 3/2 as, of the S. 6. and of the E. 5/2 as, of the S. 1/2 of the N.W.1/4 of Sec. 3/1, s. 1/4 of Sec. 3/1,

O. RUETER & CO.'S TINLEY PARK GARDENS, a sub. of the S. 60 acs. of the W.1/2 of the NE.1/4 of Sec. 31-36-13 in Circuit Court Partition (see C). Rec. Nov 19, 1924 Doc. 8677040.

"E" RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439003.

"F"
FIRST MIDWEST BANK RESUBDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0606645109





36-13-31A 28-31

W 1/2 NE 1/4 SEC 31-36-13 **BREMEN**

"A"
VILLAGE OF BREMEN, a sub. in Sections 30 & 31-36-13.

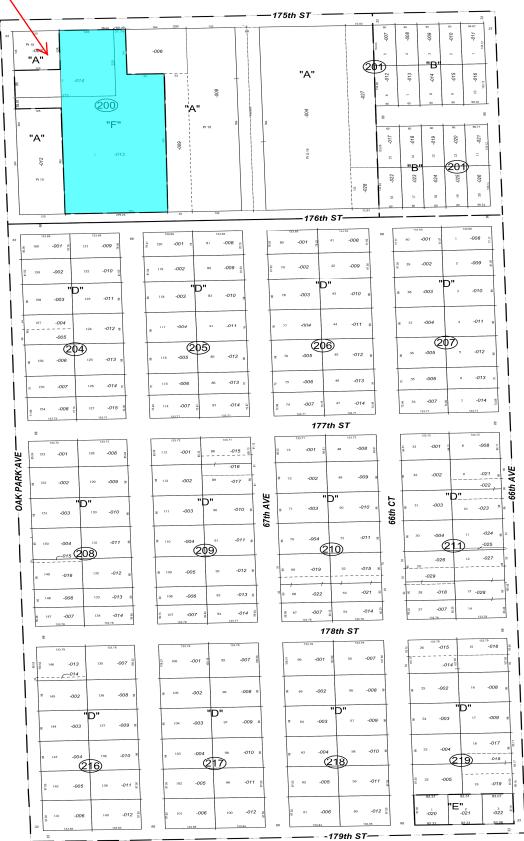
"B"
WILLIAM A. WILKINS' ADD. TO TINLEY PARK in the N.W.1/4 of the N.E.1/4 of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. 16280076.

"D"

O. RUETER & CO.'S TINLEY PARK GARDENS, a sub. of the S. 60 acs. of the W.1/2 of the N.E.1/4 of Sec. 31-36-13 in Circuit Court Partition (see C). Rec. Nov 19, 1924 Doc. 8677040.

"E" RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439003.

"F"
FIRST MIDWEST BANK RESUBDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0606645109



BREMEN -025 -054 -023 -007 -026 022 -021 -011 "B" 2 -030 "B" -003 -027 942 944 -043 (317) 045 -007 (316) "N" 5 -010 -019 (301) -006 "P" -040 172nd ST -002 -001 4 -007 -002 (301) 6 -051 172nd ST -003 -058 -024 -038 "K" 3 302 -042 -034 "B" -005 -031 -038 (318) -006 18 -016 -014 -037 2 7 -007 4 17 -017 -036 "F" 3 -049 -032 5 5 -037 8 4 -016 -034 -017 -009 (302) 9 7 (302)-035 -054 6 -029 15 -018 -052 10 -010 -024 -030 14 -020 -010 -002 -053 -031 -020 306 -025 -011 8 5 -032 -021 12 -022 -030 -003 -033 -038 -051 -023 11 "E" -004 -022 -001 40 -004 41 "G" -005 "C" -005 39 42 -002 38 -006 -025 308-026 43 -003 C 2 -013 وعط -018 5 011 -013 -002 010 900-600-307) -014 015 -014 -008 -009 33 35 31 S 75 33 (308) -017 173rd PL "E" q 005 10 -020 012 2 313 HAS BEEN ADDED 21 1 11 _____ "G" TO LEGAL DESCRIPTION -13-DOWNTOWN FLEX 14 (312) -023 - ₁₅ --026 ទ 14 -016 21 -025, 13 -017 11 (500 -031 12 -018 -036 23 (311) CRISPRY -003 -035 -004 SOUTH ST -005 -025 -006 -028 11 -029 -007 -024 (314) CONDOMINIUM: 28-30-308-029 Park Oaks Commercial Condo Rec. 2/26/2003 Doc. 0030268214 Rec. 4/8/2004 Doc. 0409910049 -008 -023 ST (314) 68th Unit Unit 17314 = 100117320 = 1003 17316 = 100217322 = 1004 -027 -051 -052 020 -010 -033 -011 -012 g -013

E 1/2 SW 1/4 SEC 30-36-13

36-13-30F 28-30

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"A"
CIRCUIT COURT PARTITION in Sections 29, 30, and 31-36-13.
Cert. Corr. Rec. May 22, 1893 Doc. 108560.
 "B"
THIES' FIRST ADD. TO TINLEY PARK, a sub. of part of the N.1/2 of the S.W.1/4 of Sec. 30-36-13. Rec. Apr 9, 1953 Doc. 15588158.
TOHN M. RAUHOFFS SUB. of part of the S.11/2 of Lots 1 & 2 of the S.W.1/4 of Sec. 30-36-13, beginning at a point 380 ft. S. of the N.E. corner of Lot 10 of Blk. 3 of Christian Andres Sub., running thence S. on the E. line of Said Lot 10, 460 ft., then ce W. 109 ft., thence S. 16 ft., thence W. 1025 ft., thence N. 880.84 ft. to the N. line of the S.1/2 of the S.1/2 of S. of Christian Andres Sub. 10 of Blk. 3, thence S. 391.20 ft. to point of beginning. Rec. Jul 12, 1909 Doc. 4404934.
 "D" JOHN M. RAUHOFFS PLAT of Blks. 1, 2, 3, & 4, a sub. of part of the S.1/2 of Lots 1 and 2 of the S.W.1/4 of Sec. 31 and part of the N.1/2 of Lots 2 of the N.W.1/4 of Sec. 31-36-13. Rec. Jul 12, 1909 Doc. 4404933.
"E"
CHRISTIAN ANDRES SUB. of part of the S.1/2 of Lot 1 of the S.W.1/4 of Sec. 30-36-13. Book 14, Page 48. Rec. Apr 3, 1879.
"F" McCLARY'S SUB. of the E.1/2 of the N.1/2 of Lot 1 of the S.W.1/4 of Sec. 30. Rec. Nov 26, 1879 Doc. 246452.
 ANDRES SUB. of Lot 9 in Blk. 3 of Christian Andres Sub. of a part of the S.1/2 of Lot 1 of the S.W.1/4. Book 74, Page 44. Rec. Nov 23, 1897.
"H"
HERMAN STOECKMAN'S SUB. of the S. 443 ft. of the E. 183 ft. of the S.W.1/4 of Sec. 30-36-13. Book 68, Page 6. Rec. Nov 15, 1895.
SUB. of a part of Bls. in John M. Rauhoff's Plat of Blss. 1, 2, 3, 4, being a sub. of part of the S.1/2 of Lots 1 & 2 of the S.W.1/4 of Sec. 30 and of part of the S.1/2 of Lot 2 of the N.W.1/4 of Sec. 31-36-13. Rec. May 13, 1915 Doc. 563299.
 "K"

ARKEMA'S SUB. of part of Blk. 4 in McClary's Sub. (See F). Rec. May 5, 1967 Doc. 20128546.
"L"
TINLEY TERRACE WEST, a Sub. of pt. of Blk. 3 in John M.
Rauhoffs Plat of Blks. 1, 2, 3 & 4 (See D). Rec. Mar 19, 1970 Doc.
21115035.
"M"
HICKORY SQUARE, a Resub. of pt. of Lot 9 in Circuit Court
Partition (see A). Rec. Aug 24, 1987 Doc. 87466293.
Rec. Aug 7, 1987 Doc. 87437606.
"N"

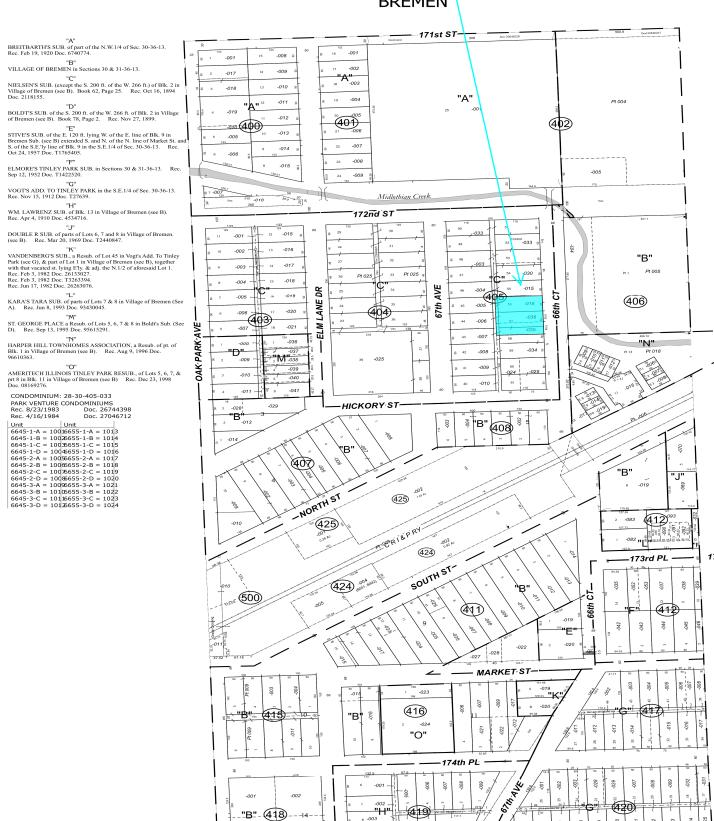
POLYGON RESUB. of pt. of Blk. 2 & 3 in McClary's Sub. (See F).
Rec. Jun 26, 1995 Doc. 95410645.
"O"

J.P. GALLAGHER'S RESUB. of pt. of Blks 3 & 4 in McClary's Sub. (see F). Rec. Nov 5, 1998 Doc. 08001397.
 "P"
SPRING FORT HALL SUB of Part of Lot 3 and Part of Lot 4 in
McClary's Sub (See "F") and Lot 7 of Polygon Resub (See "N"). Rec.
Feb 16, 2007 Doc. 0704715058.
     CONDOMINIUM: 28-30-301-054
       OLD TINLEY ARMS CONDO
Rec. 12/13/2005 Doc. 0534718069
  Rec. 12/13/2005 Doc. 053
Unit Unit Unit
Basement 1 = 10/02SW = 1008
Basement 2 = 100/2NW = 1009
1A = 1003
1B = 1004
3SE = 1011
1C = 1005
3SW = 1011
1C = 1006
3NW = 1013
2SE = 1007
3NE = 1014
     CONDOMINIUM: 28-30-301-056
     SPRING FORT HALL CONDO
Rec. 2/16/2007 Doc. 0704715059
SPRING FORT HALL CONDO
Rec. 2/16/2007 Doc. 0704715059
Unit Unit Unit
C-101= 1001 R-305 = 10176-13 = 1033
C-102 = 1002 R-306 = 1018 G-14 = 1034
C-103 = 1003 R-401 = 1019 G-15 = 1035
C-104 = 1004 R-402 = 1020 G-16 = 1036
C-105 = 1005 G-1 = 1021 G-17 = 1037
C-106 = 1006 G-2 = 1022 G-18 = 1038
R-201 = 1007 G-3 = 1023 G-19 = 1039
R-202 = 1008 G-4 = 1024 G-20 = 1040
R-203 = 1009 G-5 = 1025 G-21 = 1041
R-204 = 1016 G-6 = 1026 G-22 = 1042
R-205 = 1011 G-7 = 1027 G-23 = 1043
R-206 = 1012 G-8 = 1028 G-24 = 1044
R-301 = 1013 G-9 = 1029 G-25 = 1045
R-303 = 1015 G-11 = 1031
R-304 = 1016 G-12 = 1032
     CONDOMINIUM: 28-30-308-028
    Park Oaks Residential Condo
Rec. 2/26/2003 Doc. 0030268213
Rec. 4/8/2004 Doc. 0409910048
    Unit Unit Unit Unit Unit 2NE = 1001 2SE = 1003 3NE = 1005 3SE = 1007 2NW = 10063SW = 10065SW = 1
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175th ST

36-13-30G 28-30

W 1/2 SE 1/4 SEC 30-36-13 **BREMEN**



"B" - 418)

900 -007 -008

(419)

-010

-028 -029 -90 900 600-

910 -019 -020 -(21 -(22 -(23

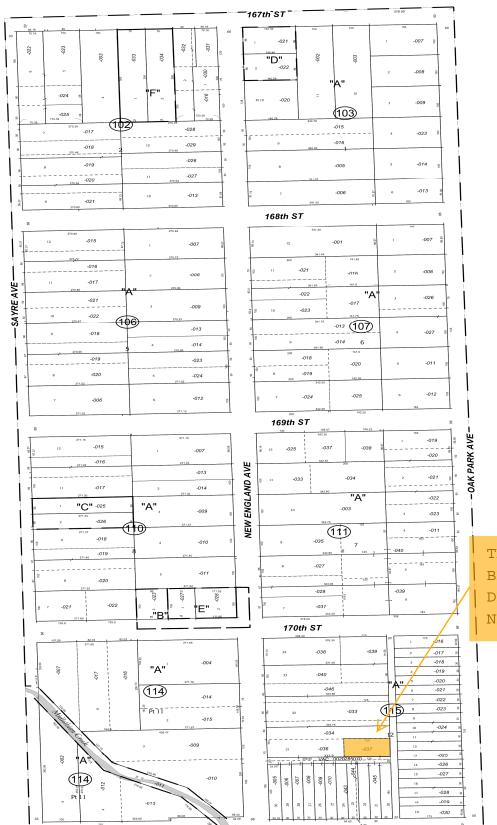
-025 -024

-005

-00

E 1/2 NW 1/4 SEC 30-36-13 BREMEN

36-13-30D ₂₈₋₃₀



"A"

ELMORE'S OAK PARK AVE. ESTATES, a sub. of the N.W.1/4 of Sec. 30-36-13 (except that part of drainage ditch conveyed by Doc. 377150). Rec. Apr 25, 1929 Doc. 10351098.

"B"
OWNER'S SUB. of Lot 6 in Blk. 8 in Elmore's Oak Park Avenue
Estates (See A) Rec. Nov 26, 1958 Doc. 17388197.

CARLSON'S RESUB. of LOT. 10 in BLK 8 in ELMORE'S OAK PARK AVE. ESTATES (See A) Rec. Apr 25, 1974 Doc. 22696508.

"D"
HENDERSON'S RESUB. of the N. 172 ft. of Lot 10 in Blk. 1 in Elmore's Oak Park Ave. Estates (see A). Rec. Jul 26, 1979 Doc. 25070653.

"E"
MILLER'S RESUB. of Lot 1 in Owner's Sub. (see B). Rec. May 30, 1985 Doc. 85040007.

1985 Doc. 85040007.
"F"

DOLJANIN RESUB. of Lot 3 & the W. 50 ft. of Lot 2 in Blk. 2 in Elmore's Oak Park Ave. Estates (see A). Rec. Jun 2, 1997 Doc. 97389562.

THIS AREA HAS
BEEN ADDED TO LEGAL
DESCRIPTION OF
NEIGHBORHOOD GENERAL



<u>Project Planner</u> Stephanie Kisler, AICP Planner I

PLAN COMMISSION STAFF REPORT

February 2, 2017

Text Amendments to the Zoning Ordinance: Sign Regulations



WORKSHOP MEMO

Staff has provided a draft of the revised Section IX (Sign Regulations) of the Zoning Ordinance for the Plan Commission's review. The draft includes the Plan Commission's comments from the previous workshops. The draft will be discussed at the February 2, 2017 workshop and Staff welcomes feedback on the draft regulations.

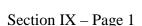
Another workshop is tentatively scheduled for February 16, 2017 and a Public Hearing is tentatively scheduled for March 2, 2017.

SECTION IX

SIGN REGULATIONS

A. PURPOSE

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



B. APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED

- 1. Applicability: No sign shall be permitted on a lot unless:
 - a. The sign is accessory to a lawfully established use;
 - b. The sign is erected, constructed, and displayed in conformance with the provisions of this Section and other applicable provisions of the Ordinance; and
 - c. Written authorization to erect the sign has been received from the owner or his agent.
- 2. <u>Permits Required</u>: No sign shall be erected, altered, relocated, or changed (i.e. face change) without a permit issued by the Building Department except as otherwise provided herein. Where Electrical Permits are required, they shall be obtained at the same time as the Sign Permit. A permit application shall be made upon forms provided by the Building Department and shall include the following information:
 - 1. Name, address, email address, and telephone number of the applicant and/or management company;
 - 2. Location of the building, structure, or parcel of property to which, or upon which, the sign is to be attached or erected;
 - 3. Position of the sign in relation to nearby buildings, structures, street's grade, easements, and overhead utilities, dimensioned on a Plat of Survey;
 - 4. Two copies of plans and specifications showing method of construction, location, and support sealed by a registered architect or structural engineer;
 - 5. Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size, proportion, and color (color elevations);
 - 6. Name of person, firm, corporation, or association erecting the sign;
 - 7. Written consent of the owners of the building, structure, or land on or to which the sign is to be erected; and
 - 8. Such other information as the Building Inspector shall require to show full compliance with this and all other laws and Ordinances of the Village.
 - 9. Indicate building/tenant frontage and Gross Floor Area (GFA) of building and/or tenant space.
- 3. <u>Issuance of Permits</u>: It shall be the duty of the Building Inspector, who shall be the enforcing officer, upon the filing of an application for a permit, to examine such plans

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 1/27/2017

and specifications, the premises upon which it is proposed to erect the sign or other advertising structure, and other data; and if it shall appear that the proposed structure is in compliance with all the requirements of this Ordinance and all other Ordinances of the Village, he shall then issue the permit. If the work authorized under the permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.

- 4. <u>Bond</u>: Each person maintaining a projecting sign prior to the effective date of this Code shall file with the Village Clerk a bond or indemnify the Village for any loss, damage, or liability which may result from the construction or maintenance of such a sign.
- 5. <u>Interpretation and Construction</u>: Where there is a conflict between provisions of this Section and the Building Code, this Section shall prevail. However, if there is a conflict between any provisions of this Section, the more restrictive shall prevail.

C. GENERAL PROVISIONS

- 1. <u>Conformance with Electrical Code</u>: All signs, in which electrical wiring and connections are required, shall conform to the applicable provisions of the Chicago Electrical Code, as amended and incorporated by reference by the Village of Tinley Park.
- 2. Wind Pressure and Dead Load Requirements: Any sign or advertising structure, as defined in this Ordinance, shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of net surface area and to receive dead loads as required in the Building Code or other Ordinances of the Village of Tinley Park.
- 3. <u>Signs Conflicting with Traffic Signs</u>: In order to obtain and secure traffic safety, no sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with any other authorized traffic sign, signal, or device, as determined by the Chief of Police. Accordingly, no sign, marquee, canopy, or awning shall make use of the words "Stop", "Go", "Look", "Slow", "Danger", or a similar word, phrase, symbol, or character, or employ any red, yellow, orange, green, or other colored lamp in such a manner as to interfere with, mislead, or confuse traffic.
- 4. <u>Flashing Light</u>: No sign shall have blinking, flashing, or fluttering lights, or other illuminating device which has a changing light intensity, brightness, or color; rotating beams, beacon, or flashing illumination resembling an emergency light shall not be used in connection with any sign display.
- 5. <u>Illumination</u>: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto properties located in a residential district and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
- 6. <u>Glass Limitation</u>: Any glass forming part of a sign shall be safety glass. In case any single pane of glass has an area exceeding three (3) square feet, it shall be wired glass.
- 7. Obstructions to Doors, Windows, or Fire Escapes: No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape. Also, no sign shall be placed so as to obstruct the view of cash registers or other valuable items accessible to the public by a police officer or other public safety designate. No sign shall be erected which interferes with any opening required for ventilation.
- 8. <u>Unsafe or Unlawful Signs</u>: If the Building Inspector or his designee shall find that any sign is unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, he shall give written notice to

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

- 9. <u>Maintenance Required</u>: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If they become rusted, rotted or deteriorated, they must be immediately repaired or replaced.
- 10. Removal of Obsolete Signs: Any sign which no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located, shall be taken down immediately upon termination of business use and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. Upon failure to comply with this provision, the President and Board of Trustees, on the recommendation of the Zoning Administrator, may declare such sign to be a public nuisance and direct the removal of such sign as required by law. If the sign to be removed is located on a multi-panel freestanding sign, the panel must be completely replaced with a plain panel consistent in color to the existing panels.
- 11. Exemption: The provisions and regulations of other provisions of this Section IX shall not apply to the following signs; provided however, no such exempt sign, shall be placed within the public right-of-way, or so located to obstruct the view of traffic and further provided that such exempt signs must fully conform with the provisions of this Section C.11 and do not require a permit:
 - a. Real Estate Signs, such as "For Sale", "For Rent", "For Lease", or "Sold" signs, provided that they conform with the following provisions:
 - (1) <u>Number of Real Estate Signs</u>: Not more than one (1) real estate sign shall be erected on any premises, except when a premises is located on a corner lot, one (1) additional real estate sign may be erected. Such sign(s) shall pertain only to the sale or lease of the property on which it is located;

(2) Maximum Allowable Size:

- i. <u>Residential Zoning Districts</u>: In areas zoned residential, no real estate sign shall exceed four (4) square feet in area. The top surface of the real estate sign shall not exceed four (4) feet in height;
- ii. Non-Residential Zoning Districts: In all Non-Residential Zoning Districts, no real estate sign shall exceed sixteen (16) square feet for each face for a total of thirty-two (32) square feet in area. The top surface of the real estate sign shall not

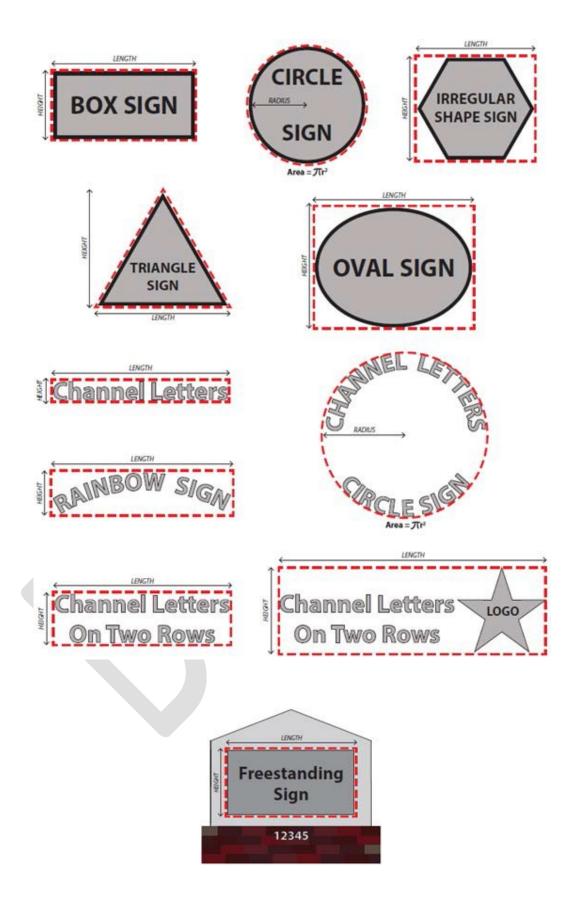
exceed six (6) feet above the existing grade at the point of erection;

- (3) No real estate sign shall be an illuminated sign; and
- (4) Signs shall be removed within seven (7) days after closing of the sale or lease of the property.
- b. <u>Construction Signs</u>: A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, up to a maximum area of twelve (12) square feet in Residential Zoned Districts and sixteen (16) square feet in all other districts and shall require a permit. The sign shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the beginning of the intended use of the project.
- c. <u>Professional Name Plates on Existing Freestanding Signs</u>: Shall not exceed two (2) square feet in area and must match the background color of the other name plate panels;
- d. <u>Bulletin Boards for Public, Charitable, or Religious Institutions</u>: When the same are located on the premises of said institutions and are not over fifteen (15) square feet in area;
- e. <u>Memorial Sign or Tablet</u>: To be erected on a building or as a freestanding sign with a maximum height of four (4) feet and maximum square footage of four (4) feet. When erected as a freestanding sign a minimum setback of five (5) feet from the property line is required. Contains the name of the building and date of erection and is compatible with the architectural style of the building;
- f. <u>Address Signs</u>: Displaying an address on the wall of a building or as a freestanding sign. The maximum size for an address sign is two (2) square feet in area;
- g. <u>Bus Shelter Signs</u>: Provided such signs shall not include information relating to the sale or consumption of any alcohol or tobacco products or any activity or product which contains statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals of decency;
- h. <u>Political Signs</u>: Signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding sixteen (16) square feet for each face and a total of thirty-two (32) square feet and, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election and shall be non-illuminated. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election;

- i. <u>Public Signs</u>: Signs of a non-commercial nature and in the public interest, erected by or on the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest, other municipal signs, legal notices, or railroad crossing, danger or such temporary emergency, or non-advertising signs as may be approved by the President and Board of Trustees; and
- j. <u>Integral Signs</u>: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete, or similar material, or made an integral part of the structure.

D. STANDARDS FOR PERMANENT SIGNS

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



2. Wall Signs:

- a. <u>Size of Wall Signs</u>: The allowable size of a wall sign is determined by Zoning District and then by the linear frontage of the wall on which the wall sign is located in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- b. <u>Number of Wall Signs</u>: The allowable number of wall signs is determined by Zoning District and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.

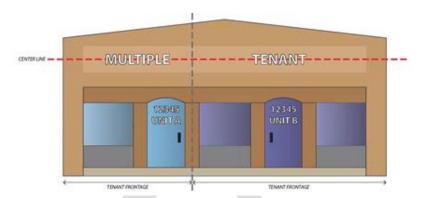
c. <u>Location of Wall Signs</u>:

- (1) All wall signs shall be located on the same façade as the use they identify.
- (2) No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches outward from the face of the building.
- (3) Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
- (4) No wall sign shall be permitted on a façade directly adjacent to a residential use. The intent is that the location of wall signs shall not have a negative impact on adjacent residential uses.
- (5) Wall Sign Location for a Single Tenant Building: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



(6) Wall Sign Location for a Multi-Tenant Building: The location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building

frontage, the tenant shall locate the sign as close to the center of the tenant frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.



- (7) Wall signs are prohibited for residential uses, including home occupations.
- d. <u>Materials</u>: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. <u>Illumination for Wall Signs</u>: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations of Section IX.C.4. and IX.C.5.
- f. <u>Interior Tenants</u>: Businesses located within another business, without having a distinct secured entrance, are permitted twenty-five (25) square feet of wall signage.
- g. <u>Lines of Lettering</u>: No more than two (2) lines of lettering shall be allowed on any wall sign.
- h. <u>Background Color</u>:
 - (1) <u>Multi-Tenant Building</u>: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall constitute the sign face area if such area is larger than the geometric forms encompassing the sign message.



(2) <u>Single-Tenant Building</u>: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be considered as an architectural feature rather than constitute the sign face area for signage.

UPDATE GRAPHIC SHOWING MULTI TENANT AND SINGLE TENANT EXAMPLES

(3) Opaque backgrounds shall be required for illuminated wall signs.

3. Freestanding Signs:

- a. <u>Size of Freestanding Signs</u>: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with Section IX.D.2.a., IX.D.3.c., and IX.D.4.c.
- b. <u>Number of Freestanding Signs</u>: The allowable number of freestanding signs is determined by Zoning District and then by lot frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. <u>Location of Freestanding Signs</u>: Freestanding signs shall be only constructed within the premises of the development that the sign identifies and shall not be constructed in the public right-of-way. Additionally, freestanding signs shall not be located within easements. Freestanding signs shall not obstruct clear sight triangles near intersections as discussed in Section III.G.
- d. <u>Materials</u>: Permanent freestanding signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM). The base of the sign may also include, but is not limited to: brick, stone, and concrete.
- e. <u>Illumination for Freestanding Signs</u>: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination

- mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations of Section IX.C.4. and IX.C.5.
- f. Architectural Compatibility: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process. For permanent freestanding signs constructed by an existing business or use the architectural compatibility shall be determined by the Zoning Administrator through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
 - (1) The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
 - (2) The sign shall be in harmony with or consistent in design to the principal building;
 - (3) The sign shall have similar architectural treatments as the principal building; and
 - (4) The sign shall not block or obstruct architectural features of the principal building.
- g. <u>Structural Supports</u>: Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structural supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign.
- h. <u>Landscaping</u>: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials. New freestanding signs erected on existing sites that are unable to provide the required area for landscaping must meet the spirit of the landscaping requirements and such landscaping can be approved by the Zoning Administrator or his designee during the permit process.
- i. <u>Lettering on Base of Sign</u>: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. <u>Panel Design Consistency</u>: All sign panels advertising individual businesses

within a freestanding sign must be consistent in color, method of illumination, material, and design.

Tinley
Marketplace

Hainstylist Burger Joint
Grocery FITNESS CLUB
Bowlique Cellular
Mattress Store Pizza

PERMITTED MULTI-TENANT PANELS

PROHIBITED MULTI-TENANT PANELS





PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS



k. Sign Face Area for Multiple Sign Faces: When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign. Freestanding signs shall not project into, over or otherwise encroach upon a public right-of-way and must be located on private property in appropriate easements if necessary.

Calculating Sign Face Area When A Freestanding Sign Has Multiple Faces

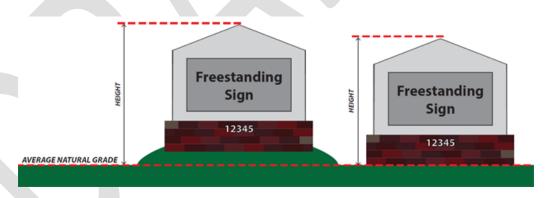


Total Sign Face Area = Sign Face A



Total Sign Face Area = Sign Face A + Sign Face B

1. <u>Freestanding Sign Height</u>: The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign. The average natural grade is measured by surveying the grade of the land within ten feet (10') of the location of the proposed sign.



4. **Door Signs**:

- a. Door Signs shall be individual letters affixed to the door of a business that indicate the business name and hours of operation only. Logos are not permitted as part of a door sign.
- b. <u>Color of Letters on Door Signs</u>: Letters must be of one (1) consistent color.
- c. <u>Maximum Letter Height for Door Signs</u>: Letters shall be a maximum of four (4) inches in height
- d. <u>Location of Door Signs</u>: Door Signs may only be affixed to the door at a height

4' and below, or at 6'6" and above. Addresses may be affixed on the door but at a height of 6'6" or above. See the graphic below.



5. Window Signs:

- a. <u>Number of Window Signs</u>: One (1) window sign may be allowed per tenant frontage in a multi-tenant business.
- b. <u>Location of Window Signs</u>: Permanent window signs are limited to first floor windows only and may only be affixed to a window at a height 4' and below, or at 6'6" and above. Window signs must be located on the interior side of the window.
- c. <u>Size of Window Signs</u>: Window signs may not exceed 25% of the total tenant window area, but in no case should exceed 50% of the area of the window on which the sign is placed.

E. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)

1. Wall Signs and Freestanding Signs shall be allowed in the residential districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7) in accordance with the following table:

	DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Height	
1	Wall Sign	Prohibited				
Residential	Freestanding Sign	One (1) per entrance ¹	Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF	N/A	60" (5')	
Von-Residential & Institutional	Wall Sign	One (1) per tenant frontage; maximum of two (2) but must be spaced 300' apart	One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign	36" (3')	84" (7')	
Non-Residential & Institutional	Freestanding Sign	One (1) per building frontage; maximum of two (2) but must be spaced 300' apart	Thirty (30) SF	N/A	72" (6')	

 $^{^{}I} \textit{Per entrance to residential subdivision, residential community, or individual residential project.}$

SF= Square foot; LF= Linear foot

2. Freestanding signs for multi-family uses shall include only the name and address of the building and the management company.

F. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN BUSINESS ZONING DISTRICTS (B-1, B-2, B-3, & B-4)

1. <u>Wall Signs</u>: Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS					
Gross Floor Area	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height	
Up to 10,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 100 SF per sign	30" (2.5')	78" (6.5')	
10,001- 25,000SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 100 SF per sign	36" (3')	84" (7')	
25,001-80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 100 SF per sign	48" (4')	84" (7')	
Over 80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 100 SF per sign	96" (8')	96" (8')	

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

2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS					
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height		
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')		
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')		

Greater than 1,000' + of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
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SF= Square foot; LF= Linear foot



G. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN THE AUTOMOTIVE SERVICE ZONING DISTRICT (B-5)

1. <u>Wall Signs</u>: Wall signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-5 ZONING DISTRICT					
Lot Size	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height	
< Three (3) Acres	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign	36" (3')	84" (7')	
> Three (3) Acres	Four (4) per tenant frontage <mark>*</mark>	Two (2) SF per one (1) LF of building/tenant frontage not to exceed 400 SF total for all signs	96" (8')	96" (8')	

SF= Square foot; LF= Linear foot

- * The four (4) allowable sign types shall be:
 - a. Brand Name (150 SF maximum)
 - b. Brand Logo (150 SF maximum)
 - c. Dealer Name (100 SF maximum)
 - d. Service Bay Identification (50 SF maximum)
 - 2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-5 ZONING DISTRICT					
Lot Size	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height		
< Three (3) Acres	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')		
> Three (3) Acres	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign	216" (18')		

SF= Square foot; LF= Linear foot

H. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN OFFICE/INDUSTRIAL ZONING DISTRICTS (ORI & M-1)

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

DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI & M-1 ZONING DISTRICTS					
Gross Floor Area	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height	
Up to 10,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	30" (2.5')	78" (6.5')	
10,001- 25,000SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	36" (3')	84" (7')	
25,001-80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	48" (4')	84" (7')	
Over 80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	96" (8')	96" (8')	

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

2. <u>Freestanding Signs</u>: Freestanding signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

DIMENSI	DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS ORI & M-1 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height	
Any Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2)	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign.	120" (10')	

SF= Square foot; LF= Linear foot

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

I. STANDARDS FOR TEMPORARY SIGNS

- 1. General Regulations for Temporary Signs:
 - a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
 - b. Permit(s) are required for temporary signs, except:
 - (1) Sandwich boards/easel signs when located within fifteen (15) feet of a store entrance door, a maximum of eight (8) square feet of sign face area per side, and a maximum height of four (4) feet. These signs must be removed daily by the close of business;
 - (2) Civic signs erected by the Village of Tinley Park;
 - (3) Garage sale signs, provided that they are freestanding (not attached to existing poles/trees/signs) and a maximum of five (5) square feet in area. Garage sale signs can be installed one (1) day prior to the garage sale and must be removed within one (1) day after the garage sale;
 - (4) Political signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding a total of thirty-two (32) square feet and sixteen (16) square feet for each face, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election; and
 - (5) Signs as noted in "Exemptions" (Section IX.C.11.).
 - c. <u>Location of Temporary Signs</u>: Temporary signs may be attached to the building or within a front yard setback provided that it is setback a minimum of ten feet (10') from any property line. Inflatable balloons are only allowed on the ground and must be setback twenty feet (20') from property lines. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, in the way of sidewalks, on utility poles, trees, or traffic signs, or in areas that obstruct clear sight/vehicular visibility. Temporary signs must identify a use or event located within the premises of where the sign is located (i.e. off-site signage is not allowed).

(1) Exemptions:

- i. Civic signs erected by the Village of Tinley Park;
- ii. Signs advertising a special event for a charitable or non-profit entity when displayed for less than seven (7) days; and

- iii. Garage sale signs, which are not subject to the setback requirement and can be located on the property line of the property having the garage sale.
- d. <u>Materials</u>: Temporary signs may be constructed of materials including, but not limited to: fabric, wood, vinyl, or plastic.
- e. <u>Illumination of Temporary Signs</u>: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.
- 2. <u>Allowable Types of Temporary Signs & Maximum Height</u>: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or his designee may determine if the proposed sign type is similar and compatible with the allowable types and choose to allow or prohibit the proposed temporary sign.
 - a. <u>Banner</u>: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
 - b. <u>Flag/Feather Sign</u>: Flags/feather signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height from grade.
 - c. <u>Lawn Signs</u>: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
 - d. <u>Inflatable Signs</u>: Inflatable signs can be a maximum height of an inflatable sign is twenty-five (25) feet from grade.
 - e. <u>Construction Signs</u>: Relocate from another section?
 - f. Real Estate Signs: Relocate from another section?

ADD GRAPHIC SHOWING SIGN TYPES

- 3. <u>Prohibited Temporary Signs</u>: The following types are expressly prohibited:
 - (1) Off-premise temporary signs, except as provided in Section IX.I.1.c.(1).;
 - (2) Temporary signs for properties with freestanding signs containing electronic message centers (EMC) or dynamic variable electronic messages (DVEM), including but not limited to banners, flag/feather signs, lawn signs, inflatable

signs, construction signs, and real estate signs; and

- (3) Hand-held Signs.
- 4. <u>Number of Temporary Signs</u>: The allowable number of temporary signs shall be determined by the Zoning Administrator or his designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area in which the signs are placed.
- 5. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, B-5, ORI, & M-1 Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign.

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN ALL ZONING DISTRICTS

Maximum Allowable Sign Face Area	Maximum Duration of Display	
Twenty-five (25) square feet or less	Four (4) weeks	
Twenty-six (26) to fifty (50) square feet	Three (3) weeks	
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks	
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or his designee	

(1) <u>Number of Display Periods Per Year:</u>

- R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
- <u>B-5 Zoning District</u>: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- (2) <u>Extensions for Display Period</u>: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.
- 6. Non-Compliance: If a temporary sign is erected and does not comply with the

regulations above, the Village reserves the right to remove such sign immediately or require the removal of the sign until such sign is brought into compliance. The Village may also issue a citation to the party responsible for the sign.



J. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES

- 1. <u>Planned Unit Developments</u>: If a Planned Unit Development has adopted a set of sign regulations then the signage within such Planned Unit Development must follow those guidelines. If the Planned Unit Development's regulations on signage are silent in part or in whole, then the Village's Sign Regulations shall apply.
- 2. <u>I-80 Corridor</u>: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the "I-80 Corridor"), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional wall signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only. Allow extra freestanding sign face area based on lot frontage along I-80? Change the way that the wall sign face area bonus is calculated? It's tough to get the accurate surface area of the façade for existing buildings. A percentage of the building frontage would be better.
- 3. <u>Directional Signs</u>: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians within a parking lot.
 - a. The maximum height for a freestanding directional sign is four feet (4').
 - b. The maximum sign face area for a freestanding directional sign is five (5) square feet per sign.
 - c. Directional signs may not contain logos or verbiage other than words directing the customer to the destination. An example of words permitted for directional signs include: "Entrance", "Exit", "Drive-Thru", "One Way", and "Do Not Enter". Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as "← Main Entrance", "← Urgent Care", and "Emergency ↑".
 - d. The number of directional signs allowed shall be determined by the Zoning Administrator or his designee.
 - e. Directional signs shall be located at least one foot (1') inward from the property lines and must not cause a line-of-sight issue.
 - f. Directional signs shall be located within landscaped areas and shall not be erected on standalone poles with moveable concrete bases.

CREATE GRAPHIC

2. Signs Accessory to Drive-Thru Uses:

- a. <u>Menu Boards and Order Confirmation Screens:</u> Freestanding menu boards for restaurants shall be a maximum height of six feet (6') tall and shall not exceed thirty-five (35) square feet of sign face area. Menu boards shall not include Electronic Message Centers or Dynamic Variable Electronic Message Signs, as defined herein; however, order confirmation screens are allowed.
- b. <u>Height Clearance</u>: Signs meant to inform drivers of a height clearance limitation are permitted and shall not contain logos or verbiage other than words warning of the height clearance. Such signs shall not exceed five (5) square feet in sign face area.
- c. <u>Signs Directing Customers To Transaction Windows:</u> Signs intended to direct customers to transaction windows, such as "Teller Window Open/Closed" or "Pick Up Here", are permitted and shall not exceed five (5) square feet in sign face area.
- 3. <u>Service Stations</u>: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

K. ELECTRONIC MESSAGE CENTERS (EMC) / DYNAMIC VARIABLE ELECTRONIC MESSAGE (DVEM) SIGNS

- 1. <u>General Regulations</u>: These regulations apply to all electronic message signs except as provided in <u>Section H.</u> (Sign Regulations for Special Areas and Particular Uses).
- 2. <u>Location</u>: Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
- 3. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property;

4. <u>Display Regulations</u>:

- a. Transition between messages must be a minimum of two (2) seconds;
- b. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
- c. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
- d. <u>Illumination</u>: Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
 - (1) All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - (2) Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
 - (3) Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.
 - (4) Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light

- intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
- (5) Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
- (6) The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
- 5. <u>Maximum Allowable Size</u>: The electronic message center portion of a freestanding sign shall comprise no more than fifty (50) percent of the total sign face area of the freestanding sign;
- 6. <u>Audio</u>: Audio speakers in association with such signs are prohibited.
- 7. <u>Maintenance</u>: Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.
- 8. <u>Public Messages</u>: The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

L. PROHIBITED SIGNS

The following signs are specifically prohibited:

- 1. Billboards;
- 2. Roof signs;
- 3. Projecting signs;
- 4. Pennants, streamers, and festoon lights, or portable signs unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
- 5. Manually changeable message signs, provided that manually changeable automobile service station gasoline rate signage shall be permitted subject to Section IX.D.1.d of this Ordinance for a period of three (3) years from the date of passage of this Ordinance;
- 6. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
- 7. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
- 8. Signs in conflict with traffic signals;
- 9. Portable signs (freestanding or on wheels);
- 10. Neon or Other Illuminated Tubing Signs: Illuminated tubing (such as neon) may be provided as an architectural enhancement subsequent to approval by the Plan Commission upon Site Plan Approval for new construction. Existing uses may provide illuminated tubing as an architectural enhancement subsequent to approval from the Zoning Board of Appeals through the variation procedure as outlined in Section X.G of this Ordinance;
- 11. Signs advertising the sale of fireworks as defined in Section 95.50 of the Tinley Park Code of Ordinances, or of other items whose sale, use or possession is unlawful in the Village notwithstanding certain exceptions; and
- 12. Any string of lights outlining property lines, open sales areas, door, windows, or wall edges of any buildings.
- 13. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein,

is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property or private property in close proximity to the subject business during non-business hours of the subject business.

14. Off-premise signs.

ADD GRAPHIC?



M. NONCONFORMING SIGNS

VILLAGE ATTORNEY TO REVIEW

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

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



N. REVOCATION OF PERMITS

VILLAGE ATTORNEY TO REVIEW

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

The Building Commissioner may revoke any permit issued by the Building Department if the holder thereof fails to comply with any provision of this Section.

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

O. DEFINITIONS

MOVE TO SECTION II WITH ALL OTHER DEFINITIONS

DEFINITIONS IN RED ARE NEW

The following signs supplement definitions provided in Section II.

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

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

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

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

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

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

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

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

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

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

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

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

<u>Sign, Banner</u>: Any sign with or without characters or illustrations applied to cloth, paper, flexible plastic, or fabric of any kind, with no rigid material as a backing. A banner must be attached to a wall or permanent post, such as a light post, for support.

<u>Sign, Banner (Freestanding)</u>: A freestanding banner is any sign that matches the definition of a banner, but is not required to be fastened to a wall or permanent post for support. These banners have separate, easy to remove individual supports that are used for the sole purpose of supporting the temporary banner.

<u>Sign, Banner (Wall)</u>: A wall banner is a banner that is designed to be hung upon a wall of a building. Such signs are supported by materials that are not fixed or rigid, or are designed to be easily removed.

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

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

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

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

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

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

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

<u>Sign</u>, <u>Inflatable</u>: An inflatable sign is any sign made of flexible materials, such as latex, polyurethane, or any kind of fabric that is filled with a gas (generally air or helium) so that the material inflates to a certain shape. These shapes include, but are not limited to, balloons, large animals, sports-related balls, etc. Inflatable signs generally are used to support large banners for the purpose of advertising.

<u>Sign, Pennant</u>: A sign, with or without a logo or text, made of flexible materials and suspended from either one or both of its corners. Pennants are generally shaped like a long isosceles triangle.

<u>Sign, Permanent</u>: Any sign or advertising display intended to be displayed for a time period in excess of that of a temporary sign. Permanent signs are typically affixed to a wall or are installed as freestanding signs in the ground (or within panels on a freestanding sign). The intent of permanent signs is commonly to provide day-to-day identification for the business or organization for which the sign is advertising.

<u>Sign, Temporary</u>: Any sign or advertising display intended to be displayed for a limited time period. Temporary signs are easy to remove, and are on the private property of the business or organization for which the sign is advertising. The intent of temporary signs is commonly to advertise activities such as, but not limited to, grand openings, sales, special offers, etc. Examples of temporary signs include, but are not limited to, balloons, banners, banner flags, pennants, wood or cardboard signs, etc.

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

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

Sign, Vehicle: Any advertising or business sign attached to a transportation vehicle for the

purpose of identification or advertising a business, public or quasi-public institution.

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

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

<u>Sign, Window</u>: A window sign is any sign affixed to a window or within 3 linear feet (LF) of a window on the interior of a building

