



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

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

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 16, 2017 Regular Meeting

Item #1

PUBLIC HEARING: MAP AMENDMENTS (REZONINGS) FOR FOURTEEN PROPERTIES TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTIONS FOR THE DC, DG, DF, NG, NF, AND CV ZONING DISTRICTS

Consider recommending that the Village Board approve Map Amendments (Rezoning) for various properties within and/or near the Legacy District as a result of proposed corrections to Scrivener's Errors in the legal descriptions for the districts. The affected properties include:

1. PIN 28-31-200-013-0000 (17533 Oak Park Avenue) to be rezoned from DG and B-4 to DC;
2. PIN 28-31-200-014-0000 (17514 Oak Park Avenue) to be rezoned from DG to DC;
3. PIN 28-30-308-007-0000 (6822 173rd Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173rd Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173rd Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66th Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66th Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66th Court) to be rezoned from R-5 to DG;
9. PIN 28-30-115-037-0000 (17048 Oak Park Avenue) to be rezoned from B-1 to NG;
10. PIN 28-30-302-055-0000 (6853 172nd Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172nd Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172nd Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68th Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68th Court) to be rezoned from NF to R-4.

Item #2

PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF UPDATING VARIOUS FIGURES AND LABELS

Consider recommending that the Village Board approve Text Amendments related to the topic of updating various figures and labels and include but are not limited to: updating figures within the Legacy Code to reflect corrections to Scrivener's Errors in legal descriptions for each district, correcting the label on a figure, and correcting certain page numbers.

Item #3

PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF STREET LEVEL COMMERCIAL

Consider recommending that the Village Board approve Text Amendments related to the topic of street level commercial and include but are not limited to: adding definitions for “street level commercial”, “accessory residential uses”, “commercial”, “residential”, “street level”, and “residential lobby”, adding a required depth for street level commercial spaces, adding “accessory residential uses on the street level” to the list of Special Uses, and reformatting the “General Standards” tables for each district to read more clearly.

Item #4

PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF PERMITTED, SPECIAL, AND PROHIBITED LAND USES

Consider recommending that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited land uses and include but are not limited to: adding “cigar or hookah lounge” to the list of Special Uses, adding “medical marijuana dispensing facility”, and “retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a primary use” to the list of Prohibited Uses.

Item #5

PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF LANDSCAPE BUFFERYARDS

Consider recommending that the Village Board approve Text Amendments related to the topic of landscape bufferyards and include but are not limited to: requiring a five foot (5') wide bufferyard in certain circumstances.

Good of the Order

Receive Comments from the Public

Adjourn Meeting

ORDER OF PUBLIC HEARING

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

PUBLIC HEARING REMINDERS

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



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

FEBRUARY 16, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 16, 2017 at 7:35 p.m.

ROLL CALL

Plan Commission:

- Kevin Bergthold
- John Domina
- Anthony Janowski
- Peter Kroner
- Mark Moylan (arrived at 7:42)
- Ken Shaw
- Tim Stanton
- Ed Matushek III, Chairman

Absent Plan Commissioner(s): Lori Kappel

Village Officials and Staff:

- Paula Wallrich, Interim Community Development Director
- Stephanie Kisler, Planner I
- Patrick Connelly, Village Attorney
- Patrick Hoban, Economic Development Manager
- Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for February 16, 2017 at 7:35 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the February 2, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to approve the Minutes with the following amendments:

Suggested Amendments:

- COMMISSIONER JANOWSKI noted on page 1, page 6, and page 11 his name was omitted and he was in attendance. Name should be added.
- COMMISSIONER JANOWSKI noted on page 4 the Motion regarding Site Plan Approval was made by COMMISSIONER JANOWSKI and seconded by COMMISSIONER DOMINA.
- COMMISSIONER JANOWSKI noted on page 7 there is a typo, swelling should be dwelling.
- COMMISSIONER KRONER noted on page 3, paragraph 5 it should be noted that he stated he wanted staff to know PVC fencing should be considered precedence.
- COMMISSIONER KRONER noted on page 8, paragraph 9 COMMISSIONER KRONER asked that the table that staff put together regarding the amount of parking for Accessory Residential Use percentages per square footage should be removed.
- COMMISSIONER KRONER noted that he commented on page 9, paragraph 2: "COMMISSIONER KRONER expressed his concern that first floor laundry should be a prohibited use in the Legacy District."

A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER DOMINA, to approve the Minutes as amended. 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

SUBJECT: MINUTES OF THE FEBRUARY 16, 2017 REGULAR MEETING

ITEM #1: WORKSHOP: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION XII: LEGACY CODE) & MAP AMENDMENTS FOR CORRECTIONS TO SCRIVENER'S ERRORS

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

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

Present were the following
Plan Commissioners:

Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Mark Moylan
Tim Stanton
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Lori Kappel

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Patrick Hoban, Economic Development Manager
Barbara Bennett, Commission Secretary

1. STREET LEVEL COMMERCIAL REQUIREMENTS

PAULA WALLRICH, Interim Community Development Director, stated there was a CAC (Citizen Advisory Committee) meeting after the last Plan Commission meeting. She reported back to them the comments of this Commission. The CAC agreed with the Commission's comments and there was more discussion as to what would be considered Accessory Residential Uses. There was discussion on how wide the lobbies should be. They were advised that Staff is currently doing the research on lobbies now. The CAC did agree that Special Use is a good idea and they felt that a lobby with a doorperson and mail is a logical and acceptable Accessory Residential Use in a Mixed-Use Development.

CHAIRMAN MATUSHEK stated that requiring a lobby to a residence being a Special Use could create a huge problem and it is not something the Commission wants to see every week just because someone

needs an entrance lobby or a rental office. Beyond that, the consensus seems to be that the Commission is leaning towards a Special Use or anything other than that on Street Level Commercial.

MS. WALLRICH stated Staff is bringing back the comments that were recommended by the Commission to be placed in the proposed Text Amendments. She noted that a PDF of the draft Text Amendments highlighted within the Legacy Code was included in the meeting packet. She stated most of the discussion at the last Workshop was on Street Level Commercial and Accessory Residential Uses.

MS. WALLRICH discussed the definitions for “Street Level Commercial” and “Accessory Residential Uses”. She stated at the CAC they also discussed what “Street Level” meant. Also, she added that Staff recommends requiring a minimum depth of fifty feet (50’) for commercial spaces to avoid shallow commercial units along the street frontage. Another community that has implemented this regulation in their downtown area is Glenview, Illinois. She added that 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. She stated that per the Plan Commission and Citizen Advisory Committee’s recommendation, Accessory Residential Uses was added to the list of Special Uses in Table 3.A.2. on page 55 of the Legacy Code.

STEPHANIE KISLER, Planner I, presented examples of four (4) mixed-use buildings in Tinley Park. The percentage or maximum width that a residential lobby could be permitted on the street level was shown in a table. Staff recommends adding a requirement that the lobby frontage appear commercial in character when located adjacent to commercial spaces. She asked the Commission for their opinions on an appropriate regulation for the size of residential lobbies that would be allowed at street level on the street frontage.

MS. WALLRICH noted her recommendation would be a 15’ or 10% average or the lesser of each for the size of the lobby. She added that other communities don’t regulate this. She mentioned another option is to just say a residential lobby is allowed and not worry about the size.

COMMISSIONER KRONER noted size of the lobby should not be an issue.

COMMISSIONER JANOWSKI noted there could be doors in the lobby that enter into commercial. It should be left up to the designers.

MS. KISLER confirmed that the Commission was in favor of adding “Residential Lobby” to the list of Permitted Uses in Table 3.A.1 on page 55. She stated that she will draft this change for review at the next meeting.

COMMISSIONER MOYLAN asked if laundry on the first floor would be prohibited.

MS. WALLRICH stated anything on the first floor that is not commercial would have to go through the Special Use process.

COMMISSIONER KRONER stated that the Commission does not want laundry allowed on the first floor.

PATRICK CONNELLY, Village Attorney, stated we can address the location for residential laundry facilities in the definition for Accessory Residential Uses.

COMMISSIONER JANOWSKI stated the intent of first floor commercial is to create income.

MS. WALLRICH stated we seem to be in agreement on what Street Level Commercial means and at the next Public Hearing Staff can bring a final draft of the proposed Text Amendments.

2. PERMITTED, SPECIAL AND PROHIBITED LAND USES

MS. KISLER noted the modifications to the list of permitted/prohibited uses are:

- Prohibited: “Medical Marijuana dispensing facility” and “Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a primary use.”
- Special Use: Per the comments from the last meeting, Staff separated “Cigar or hookah lounge as a primary use (with or without retail sales as an accessory use)” and added it to the Special Use category. “Accessory Residential Uses on the Street Level in a mixed-use building” was also added to the Special Use list.
- A caveat was added for “Accessory Residential Uses” that it must maintain the same commercial architectural character or appearance as the street level commercial spaces.
- A sentence was added in Table 3.A.1. in the Residential category to clarify that “Accessory Residential Uses are permitted in multi-family structures and on upper floors of mixed-use structures.”

MS. WALLRICH noted that Accessory Residential Uses can go on street level if it is only a single use residential building. COMMISSIONER KRONER asked if those would have to come before the Commission for approval. MS. WALLRICH responded only if it was a mixed-use building. The districts allow a solid residential building except where the red “Street Level Commercial Required” dots are on the map. In the Downtown Core and Neighborhood Flex there are red dots in some areas.

COMMISSIONER KRONER asked about the buildings that face Oak Park Avenue or North and South Street. MS. KISLER noted there are some parcels that do not have red dots and therefore don’t have the street level requirement. The Neighborhood General District only allows residential uses for new development.

MS. WALLRICH stated the point is to protect the street level commercial.

COMMISSIONER SHAW and COMMISSIONER JANOWSKI noted in the future the Village should explore expanding the boundaries of the Legacy District.

COMMISSIONER KRONER asked what is considered an Accessory Use and a Primary Use.

MS. KISLER responded in the ordinance it states An Accessory Use is a use naturally and normally incidental to, subordinate to and auxiliary to the permanent use. A Principal Use is defined as the main or dominant use of land or buildings as distinguished from a subordinate or accessory use.

MR. CONNELLY stated the Village is the interpreter of its own code.

CHAIRMAN MATUSHEK suggested we be consistent with our Zoning Ordinance and use the term “Principal Use” rather than “Primary Use”.

3. LANDSCAPE BUFFERS

MS. WALLRICH stated the code as it is written did not take into consideration some other unusual situations where a landscape bufferyard should be required.

Proposed Text Amendments:

- A 5' minimum Bufferyard in accordance with Table 3.F.1. is required in the following circumstances:
 - a. Adjacent Non-Legacy Code Areas
A bufferyard is required between any property within the Legacy District (except for Single-Family Detached structures) and any property outside of the Legacy District.
 - b. Between Commercial and Non-Commercial Use
A bufferyard is required between commercial and noncommercial uses. In order to promote shared parking facilities, properties with a commercial component are not required to provide bufferyards when adjacent to property that also includes a commercial component. (Consideration will be given to waive the bufferyard requirement if the adjacent property is not within the Legacy District but also includes a commercial component).
 - c. Between Residential Uses
A bufferyard is required between a Single-Family Detached structure and any other residential use.
 - d. Auto-related uses
A bufferyard is required adjacent to a surface parking lot or parking area (including driveways) that abuts a use outside of the Legacy Code Area except as provided in "b. Between Commercial and Non-Commercial Uses" above.
 - e. Alley Buffer
A bufferyard is not required between a parcel within the Legacy Code Area and an alley; however, a bufferyard is required between an alley and a parcel located outside of the Legacy Code Area.

4. SCRIVENER'S ERRORS RELATED TO LEGAL DESCRIPTIONS AND DISTRICT BOUNDARIES

MS. WALLRICH explained that Staff sent out 887 letters to every property owner in the Legacy District, property owners of the fourteen properties proposed to be rezoned, and the properties within 250' of the properties proposed for rezoning. Staff sent Certified and U.S. Mail to fourteen properties that were affected by the scrivener's errors. There is also information on the Village website under the "Quick Links" to help explain the Public Hearings.

A RESIDENT from the audience stated she received a letter and really did not understand it. She also asked if it would be possible to get definitions and explain the NF and R-4 zoning districts. CHAIRMAN MATUSHEK suggested the resident stay after the meeting and he would be glad to help her understand the letter.

MS. WALLRICH most of the letter is a large legal description for each Zoning District within the Legacy District. It also notifies the property owners of the upcoming Public Hearing for the Map Amendments (Rezoning) and the Text Amendments.

COMMISSIONER JANOWSKI and COMMISSIONER KRONER advised Staff to add descriptions on the Village website's "Quick Link" and suggested Staff call the fourteen people who were affected by the scrivener's errors to explain the letter.

5. UPDATING VARIOUS FIGURES AFFECTED BY THE SCRIVENER'S ERRORS AND UPDATING LABELS AND PAGE NUMBERS

MS. KISLER noted there is one parcel that was not fully included within the Legacy District and that this parcel needs to be fully included within the boundary of the district. She added that many figures will need to be updated to show this change. She added there is also a label on Figure 2.E.2. on page 44 that needs to be changed which currently says "Neighborhood General" where it should say "Neighborhood Flex". Page numbers referenced on page 43 in the Neighborhood Flex Zoning District will also be corrected.

SUMMARY

In Summary MS. KISLER:

- Went through the proposed Amendments
- Went through the Plan Commission Comments from the last meeting.
- Resident Concerns
- Addressed the Citizen Advisory Committee Comments
- Talked about Commercial Tenant Depth
- Discussed Accessory Residential Uses
- Discussed Residential Lobbies will be permitted
- Will edit the definition for Accessory Residential Uses to prohibit laundry facilities on the street level
- Discussed Map Amendments (Rezoning) and the letters that were sent out
- Discussed the draft Legacy Code pages with the amendments highlighted

CHAIRMAN MATUSHEK thanked MS. WALLRICH and MS. KISLER for all their hard work.

MS. WALLRICH thanked the CAC for the 10 meetings held on this issue.

MS KISLER stated Staff will:

- Insert the comments from this Workshop
- Provide the draft of the Text Amendments and the new pages
- Provide more information on the Map Amendments

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 16, 2017 REGULAR MEETING

ITEM #2: PUBLIC HEARING: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following
Plan Commissioners:

Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Mark Moylan
Tim Stanton
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Lori Kappel

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Patrick Hoban, Economic Development Manager
Barbara Bennett, Commission Secretary

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER DOMINA, to open the PUBLIC HEARING: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS at 9:15 p.m. The motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER DOMINA, to re-notice the Public Hearing to a later date. The motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER DOMINA close the Public Hearing at 9:17 p.m. The motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

RECEIVE COMMENTS FROM THE PUBLIC

RESIDENT #1 expressed how impressed he was with this meeting. He also noted this was the first Commission Meeting that was on Facebook Live and he has had great comments.

GOOD OF THE ORDER

MS. WALLRICH gave a summary of current projects. She also introduced the new Economic Development Manager, Patrick Hoban.

- Tinley Park Mental Health Center – Met with Doug Farr of Farr Associates. A Steering Committee Meeting is scheduled for March 13th and open houses are tentatively set for April 12th and May 10th.
- Demolitions are proceeding on Carm's Beef, the Clark gas station on Oak Park Avenue, and the former Roger's Hair Salon.
- Primal Cut Steak House is scheduling a soft opening on March 17th.
- There was a bid opening for the Lincoln-Way school district property at 191st Street and Harlem Avenue. The qualified bidder was Woodman's Grocery Store.
- South Street – hoping to see progress.
- Staff noted that original bricks from the Bremen Cash Store are not available, but columns are being stored by the Historical Society and may potentially be able to be used in a new project.
- Banging Gavel Brewery is planning to locate within the historic Vogt Building and preliminary discussions are starting.

MS. KISLER gave a summary of other current projects, including:

- Branding – The Brand Leadership Team met last night and is working toward implementing action items to earn the music brand.
- Fence Regulations – Staff is working with the ZBA to get feedback on Text Amendments for the Village's Fence Regulations.
- New plans are in for the Residences at Brookside Glen project along Magnuson Lane near 191st Street and 80th Avenue.
- Staff is reviewing plans for remodeling of the McDonald's at 17171 Harlem Avenue.

COMMISSIONER JANOWSKI stated he wanted to express thanks to COMMISSIONER SHAW and COMMISSIONER DOMINA and anyone else who has made the ultimate sacrifice for their military service and would like to add The Pledge of Allegiance to the future Agendas. Comments from the Commission were positive and they all agreed that it would be a good idea.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to adjourn the Regular Meeting of the Plan Commission of February 16, 2017 at 9:35 p.m. The motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

**CERTIFIED
ORIGINAL**

VILLAGE OF TINLEY PARK
PLAN COMMISSION

February 16, 2017
7:30 p.m.

REPORT OF PROCEEDINGS had at the hearing of
the Village of Tinley Park Plan Commission, located
at 16250 South Oak Park Avenue, Tinley Park,
Illinois, on the 16th day of February, A.D., 2017,
at 7:30 p.m.

Reported for
EUNICE SACHS AND ASSOCIATES, by
Beth M. Phelps, C.S.R.

<p>1 2 BOARD MEMBERS: 3 Ed Matushek, III, Chairman 4 Mark Moylan, 5 Tim Stanton, 6 Peter Kroner, 7 Ken Shaw, 8 Anthony Janowski, 9 Kevin Bergthold, 10 John Domina. 11 12 ALSO PRESENT: 13 Patrick G. Connelly, 14 Village Attorney; 15 Paula Wallrich, 16 Interim Community Development Director; 17 Stephanie Kisler, 18 Planner I; 19 Patrick Hoban, 20 Economic Development Manager; 21 Barbara Bennett, 22 Commission Secretary.</p>	<p>1 WHEREUPON: 2 * * * * * 3 MR. MATUSHEK: Welcome to the February 16th 4 edition of the Planning Commission. And if the 5 secretary will call the role, we'll get started. 6 MS. BENNETT: Matushek. 7 MR. MATUCHEK: Here. 8 MS. BENNETT: Moylan. 9 (NO RESPONSE.) 10 MS. BENNETT: Stanton. 11 MR. STANTON: Here. 12 MS. BENNETT: Kroner. 13 MR. KRONER: Here. 14 MS. BENNETT: Shaw. 15 MR. SHAW: Here. 16 MS. BENNETT: Janowski. 17 MR. JANOWSKI: Here. 18 MS. BENNETT: Bergthold. 19 MR. BERGTHOLD: Here. 20 MS. BENNETT: Kappel. 21 (NO RESPONSE.) 22 MS. BENNETT: Domina.</p>
<p>1 2 I N D E X 3 4 Workshop: Text Amendments To The Page 17 5 Village of Tinley Park Zoning 6 Ordinance (Section XII: Legacy Code) 7 And Map Amendments For Corrections To 8 Scrivener's Errors 9 10 STAFF COMMENT 11 12 Paula Wallrich Page 17 13 Stephanie Kisler Page 28 14 * * * * * 15 Workshop: Text Amendment To The Page 108 16 Village of Tinley Park Zoning 17 Ordinance (Section II and Section IX) 18 Related To Sign Regulations 19 20 STAFF COMMENT 21 22 Paula Wallrich Page 108 * * * * * PUBLIC COMMENT Mike Paus Page 117</p>	<p>1 MR. DOMINA: Here. 2 MR. MATUSHEK: Okay. We have a quorum. The 3 first order would be approval of our minutes of the 4 February 2nd, 2017 regular meeting. Do we have a 5 motion? 6 MR. KRONER: Yeah, we have some corrections. 7 MR. JANOWSKI: Make a motion. 8 MR. KRONER: I make a motion. 9 MR. JANOWSKI: Second. 10 MR. MATUSHEK: Okay. Been moved and seconded 11 to accept approval of the minutes. And discussion. 12 MR. JANOWSKI: Okay. Commissioner Janowski. 13 First of all, we received the court 14 report at 4:45 today and there's some discrepancies 15 which I will point out, one with the site plan 16 approval on page 33, line 14. Commissioner 17 Janowski had made the motion, but it stated that 18 Mr. -- how do you say your last name? 19 MR. DOMINA: Domina. 20 MR. JANOWSKI: It's written in the court report 21 as Mr. Domina. So will you strike Mr. Domina and 22 insert Mr. Janowski on page 33, line 14?</p>

<p style="text-align: right;">Page 6</p> <p>1 MR. MATUSHEK: Oh, I'm sorry. You're talking 2 about the transcript of the proceedings as opposed 3 to the minutes? 4 MR. JANOWSKI: Well, it kind of reflects -- it 5 reflects also the minutes of -- the transcripts 6 from February 2nd also reflect the February 2nd 7 meeting, too. It's basically the same. 8 If we can do it this way, 9 Commissioner. Let's go to page four. If we go to 10 page four on the site plan approval, the motion was 11 made by Commissioner Domina. 12 MR. MATUSHEK: Domina. 13 MR. JANOWSKI: Domina. Kind of like parmesan 14 and parmesan (different pronunciation). We would 15 strike that because Commissioner Janowski had made 16 that motion and then it was second. 17 MR. MATUSHEK: Okay. All right. 18 MR. JANOWSKI: But the court reporter minutes 19 would need to be reflected certainly. 20 Also, as far as a roll call, 21 Commissioner Janowski isn't inserted on the roll 22 call, at least under Plan Commission, but it is</p>	<p style="text-align: right;">Page 8</p> <p>1 Court Reporter. But right now, as far as I'm 2 concerned, the official minutes of the village are 3 the minutes. 4 MR. JANOWSKI: The minutes. Okay. 5 MR. MATUSHEK: So let's modify them first. 6 MR. JANOWSKI: All right. We'll start on 7 page one then, all right, with inserting 8 Commissioner Janowski. So -- 9 MR. MATUSHEK: And I remember you being here, 10 so I think that's right. 11 MR. JANOWSKI: Yes. And we already talked 12 about page four on the site plan approval. 13 MR. MATUSHEK: Yes. 14 MR. JANOWSKI: Okay. And then let's see here. 15 MS. BENNETT: So on the site plan approval, 16 you're putting Janowski first and Domina second? 17 MR. JANOWSKI: Yes. And if you go on page 18 seven under street level commercial, halfway 19 through the body it says swelling units. It should 20 say dwelling units. I know it's a clerical, but as 21 long as we're revising the minutes, we should state 22 it correctly.</p>
<p style="text-align: right;">Page 7</p> <p>1 acknowledged in the court reporter minutes as 2 saying here. 3 MR. MATUSHEK: You're right. I don't know. 4 MR. SHAW: Mr. Chairman, on that note, can I 5 get a clarification about what is going to be 6 entered into the official minutes? Are the court 7 transcripts going to be a part of the official 8 record? 9 MR. MATUSHEK: No. I don't know why we do it, 10 worry about it, but the minutes are the minutes. 11 MR. SHAW: If they are, then I -- I confer to 12 Commissioner Janowski, it requires some scrutiny. 13 But other than that, if they're not -- 14 MS. WALLRICH: I think we're just approving our 15 minutes right now. 16 MR. JANOWSKI: We'll do our minutes to reflect 17 that. It's just for the note that the court 18 reporter minutes, you know, have to be reflected. 19 Or, you know, Counsel, what would be your 20 recommendation on that? 21 MR. MATUSHEK: We'll talk next about the 22 transcript which is what you're referring to of the</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. MATUSHEK: Mine as well get them all. 2 Okay. 3 MR. JANOWSKI: And that's it. 4 MR. MATUSHEK: Any more corrections? 5 MR. KRONER: I have one. 6 MR. MATUSHEK: Peter, go ahead. 7 MR. KRONER: Where Commissioners said they were 8 leaning more toward PVC fencing, I also would like 9 to include for the record that we stated that there 10 seemed to be a precedent being set based upon the 11 previous antennas where we were requiring PVC. I 12 think it's important to let staff know and any 13 petitioners know that in the future we would 14 require PVC fencing unless it's something out of 15 the ordinary. 16 MR. MATUSHEK: Yeah. And I think that's a good 17 point to make. 18 MR. KRONER: So just so those words are 19 included. 20 I have a question on page seven 21 regarding accessory residential uses. I know that 22 was put together by staff. I don't know if that's</p>

<p style="text-align: right;">Page 10</p> <p>1 important right now at this point to maintain that</p> <p>2 we all are in agreement that these are considered</p> <p>3 accessory residential uses or if that's something</p> <p>4 to be determined as we go through the Legacy.</p> <p>5 MR. MATUSHEK: I think we're still gonna</p> <p>6 continue to discuss that this evening. Right?</p> <p>7 MR. KRONER: We're not making that comment that</p> <p>8 we're in agreement --</p> <p>9 MR. MATUSHEK: Correct.</p> <p>10 MS. WALLRICH: It's just a definition.</p> <p>11 MR. KRONER: Right. Page eight, paragraph</p> <p>12 nine, Commission Kroner stated all accessory</p> <p>13 residential use should be viewed on a case by case</p> <p>14 basis. I also asked that staff remove -- which I</p> <p>15 saw that you did, but I just want to reflect in the</p> <p>16 minutes the table that you put together regarding</p> <p>17 the amount of parking or accessory residential use</p> <p>18 percentages per square footage. I just would like</p> <p>19 that entered into the record that we asked that</p> <p>20 that be removed.</p> <p>21 Page nine, first paragraph,</p> <p>22 Commission Kroner stated he did not want laundry</p>	<p style="text-align: right;">Page 12</p> <p>1 56, which lists the prohibited uses.</p> <p>2 MR. KRONER: I don't have a problem with that.</p> <p>3 And I'll be glad if you --</p> <p>4 MS. WALLRICH: And we can discuss that maybe in</p> <p>5 the future when we talk about that whole table.</p> <p>6 Right now --</p> <p>7 MR. KRONER: Well, I thought that we had talked</p> <p>8 about the table, because there was a question that</p> <p>9 we had about the table.</p> <p>10 MS. WALLRICH: No. On the table we only talked</p> <p>11 about medical marijuana and the tobacco issues.</p> <p>12 MR. KRONER: Correct.</p> <p>13 MS. WALLRICH: When you brought up laundry,</p> <p>14 that was done in the context of first floor</p> <p>15 commercial. And I think, absolutely, there seemed</p> <p>16 to be a consensus that you did not want to see</p> <p>17 laundries on the first floor and be considered</p> <p>18 street level commercial.</p> <p>19 MR. KRONER: Correct.</p> <p>20 MS. WALLRICH: And so that's how the minutes</p> <p>21 are reflected.</p> <p>22 MR. KRONER: So why would we not put that in a</p>
<p style="text-align: right;">Page 11</p> <p>1 facility as allowed use on the first floor. That</p> <p>2 should be put in. I think we came to an agreement</p> <p>3 that we would put in as a prohibited use in the</p> <p>4 Legacy Code downtown.</p> <p>5 MR. MATUSHEK: Okay.</p> <p>6 MS. WALLRICH: Well, wait a minute. A</p> <p>7 prohibited use?</p> <p>8 MR. KRONER: For laundry facility as --</p> <p>9 MS. WALLRICH: We didn't talk about that.</p> <p>10 MR. KRONER: That would not be included as a</p> <p>11 commercial.</p> <p>12 MS. WALLRICH: Well, right. But you're kind of</p> <p>13 mixing terms of prohibited use.</p> <p>14 MR. KRONER: I'm not mixing terms. A</p> <p>15 prohibited use for commercial space.</p> <p>16 MS. WALLRICH: Yeah. When we talked about</p> <p>17 that, we were talking about first floor commercial.</p> <p>18 And you were saying you don't want to see a</p> <p>19 laundromat on the first floor commercial.</p> <p>20 MR. KRONER: That's correct.</p> <p>21 MS. WALLRICH: Okay. When you say prohibited</p> <p>22 use, what that says to us is the table on page 55,</p>	<p style="text-align: right;">Page 13</p> <p>1 prohibited use?</p> <p>2 MS. WALLRICH: Well, that's a larger discussion</p> <p>3 to talk about prohibiting a whole use everywhere in</p> <p>4 the district. I mean, we haven't been prepared or</p> <p>5 we haven't done any research to do that. You can</p> <p>6 certainly have that opinion. You're right to have</p> <p>7 that opinion. But the fact that we haven't</p> <p>8 researched that with respect -- because there's</p> <p>9 many prohibited uses that were a part of the larger</p> <p>10 discussion.</p> <p>11 For example, there was package</p> <p>12 liquor stores. And so we haven't had that</p> <p>13 discussion yet. I can't remember some of the</p> <p>14 others. So I think your concern is being taken</p> <p>15 care of, Pete, because right now first floor</p> <p>16 commercial, you wanted to make sure that the</p> <p>17 laundry facility isn't considered an allowable</p> <p>18 accessory residential use.</p> <p>19 MR. KRONER: Correct.</p> <p>20 MS. WALLRICH: And you did not want to see that</p> <p>21 considered as accessory residential use that would</p> <p>22 be allowed in the first floor, right?</p>

<p style="text-align: right;">Page 14</p> <p>1 MR. KRONER: Or for that matter, honestly, a</p> <p>2 coin or other electronic operated laundry facility</p> <p>3 downtown on Oak Park Avenue, no, not in this Legacy</p> <p>4 area.</p> <p>5 MS. WALLRICH: Yeah, I think that's a bigger --</p> <p>6 MR. KRONER: It could be behind 50 feet.</p> <p>7 MR. CONNELLY: Wait. Let's just talk about the</p> <p>8 minutes.</p> <p>9 MR. MATUSHEK: That's really a part of that.</p> <p>10 MR. CONNELLY: Get back into the workshop and</p> <p>11 that's all fair game.</p> <p>12 MR. KRONER: Okay. That's all I have.</p> <p>13 MR. MATUSHEK: Okay.</p> <p>14 MR. SHAW: Mr. Chairman, I really hate to bring</p> <p>15 this up, but I just want to -- while I agree with</p> <p>16 the -- you know, the intention of Commissioner</p> <p>17 Kroner, I'm concerned about entering into the</p> <p>18 minutes the phrase that we established a precedent.</p> <p>19 We certainly made some decisions on the case at</p> <p>20 hand.</p> <p>21 MR. MATUSHEK: You're talking about the PVC?</p> <p>22 MR. SHAW: The PVC, yes. So, you know, I think</p>	<p style="text-align: right;">Page 16</p> <p>1 after we're done and I'll go through them.</p> <p>2 MS. BENNETT: Okay.</p> <p>3 MR. MATUSHEK: With those amendments, if there</p> <p>4 are no other comments, do we have a motion to</p> <p>5 approve the minutes of the February 2nd, 2017</p> <p>6 regular meeting as amended?</p> <p>7 MR. JANOWSKI: Commissioner Janowski will make</p> <p>8 the motion.</p> <p>9 MR. DOMINA: Second.</p> <p>10 MR. MATUSHEK: All right. So all those in</p> <p>11 favor, signify by saying aye.</p> <p>12 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>13 MR. MATUSHEK: Any opposed?</p> <p>14 (NO RESPONSE.)</p> <p>15 MR. MATUSHEK: Motion carries.</p> <p>16 MR. JANOWSKI: Oh, I'm sorry. The motion was</p> <p>17 made. I apologize.</p> <p>18 MR. MATUSHEK: It was, but you felt neglected</p> <p>19 last time, so it's okay to make sure that we got</p> <p>20 you in for the motion for this time. That's all</p> <p>21 right. I understand.</p> <p>22 So that being said, I'll note staff</p>
<p style="text-align: right;">Page 15</p> <p>1 that the fact that --</p> <p>2 MR. MATUSHEK: Well --</p> <p>3 MR. SHAW: The commission as a whole, we had a</p> <p>4 motion, we voted on it. I think that stands.</p> <p>5 MR. KRONER: But that was my statement, Ken.</p> <p>6 That was my statement. I'm asking that my</p> <p>7 statement about a precedent, which is what I</p> <p>8 stated, even according to the court minutes, that's</p> <p>9 what I'm asking.</p> <p>10 MR. MATUSHEK: Okay.</p> <p>11 MR. KRONER: I'm not putting words into your</p> <p>12 mouth. I'm asking what I said --</p> <p>13 MR. MATUSHEK: He wasn't saying that was the</p> <p>14 finding of the Commission, but he did make that</p> <p>15 comment.</p> <p>16 MR. KRONER: And I just wanted the record to</p> <p>17 reflect that.</p> <p>18 MR. SHAW: Then I just misunderstood what you</p> <p>19 were making the correction to do. Thank you.</p> <p>20 MR. MATUSHEK: Okay. Do you have all that as</p> <p>21 to corrections or we can follow -- okay. We got it</p> <p>22 on tape. Okay. Otherwise, you can check with me</p>	<p style="text-align: right;">Page 17</p> <p>1 has provided proof of the public notice which seems</p> <p>2 to be in order for tonight's public hearing as</p> <p>3 well.</p> <p>4 We will proceed to first item which</p> <p>5 is continued Workshop On Text Amendments To The</p> <p>6 Village Of Tinley Park Zoning Ordinance</p> <p>7 Section XII, Legacy Code, and Map Amendments For</p> <p>8 Corrections To Some Scrivener's Errors.</p> <p>9 And I recall, Paula, that we were</p> <p>10 talking about some ad hoc committees as well with</p> <p>11 some of these issues. And were some of the</p> <p>12 comments that we made directly back to some</p> <p>13 committees, or have they looked at anything</p> <p>14 additionally at this time?</p> <p>15 MS. WALLRICH: Yes, we did. We had a CAC</p> <p>16 meeting that Monday after.</p> <p>17 MR. MATUSHEK: Okay. I thought we might have.</p> <p>18 So you can fill us in.</p> <p>19 MS. WALLRICH: When we get those minutes in</p> <p>20 approval, we'll certainly give you copies. But</p> <p>21 it's more reporting back to them all your</p> <p>22 discussions.</p>

<p style="text-align: right;">Page 18</p> <p>1 And I would say generically they --</p> <p>2 after discussion -- it was not a quick meeting with</p> <p>3 that respect, but they agreed with your comments.</p> <p>4 So there was probably a little more discussion</p> <p>5 about what they would consider accessory</p> <p>6 residential uses.</p> <p>7 I'm trying to think of the</p> <p>8 departure, if there was any really big departure</p> <p>9 from what you had. There was a lot of discussion</p> <p>10 about how wide or how -- and we didn't have our</p> <p>11 research done on that like we did for this. Yeah,</p> <p>12 the lobbies. So we told them that we were doing</p> <p>13 that research now, which you have in your staff</p> <p>14 reports, shows what lobbies we have in town and</p> <p>15 what percentages are and so forth.</p> <p>16 At the end of the day they agreed</p> <p>17 special use is a good idea, but they felt that a</p> <p>18 lobby where there would be a door person and mail</p> <p>19 and so forth is a logical and an acceptable</p> <p>20 accessory residential use in a multi-mixed use</p> <p>21 development.</p> <p>22 MR. MATUSHEK: You know, I think we did discuss</p>	<p style="text-align: right;">Page 20</p> <p>1 remember we talked a lot about the different uses</p> <p>2 and the hookah lounge. Nothing noteworthy that</p> <p>3 departed from your comments.</p> <p>4 MR. MATUSHEK: Okay.</p> <p>5 MS. WALLRICH: So since that meeting what we've</p> <p>6 done is brought back before you the comments that</p> <p>7 you recommended be placed into the text.</p> <p>8 In the back of your staff report I</p> <p>9 think -- and Steph has a pdf of this. We can</p> <p>10 actually see how these text amendments will look</p> <p>11 once we get them into the final draft for approval.</p> <p>12 So when we talk tonight, we can kind of follow</p> <p>13 along on that.</p> <p>14 One of the first sections I think</p> <p>15 that had most discussion at the last workshop was</p> <p>16 accessory -- street level commercial and accessory</p> <p>17 residential uses. So let's have a discussion I</p> <p>18 guess to begin on that first definition of street</p> <p>19 level commercial.</p> <p>20 You probably know more where it is</p> <p>21 in your power point than me.</p> <p>22 MR. MATUSHEK: Okay.</p>
<p style="text-align: right;">Page 19</p> <p>1 that a little bit. I don't know that a lobby to a</p> <p>2 residence promotes a huge problem, and it's</p> <p>3 probably not something that future Plan Commission</p> <p>4 wants to see every week just because someone needs</p> <p>5 an entrance lobby or a rental office or something.</p> <p>6 That seems to be expected and normal.</p> <p>7 I think beyond that though, the</p> <p>8 consensus -- and correct me if I'm wrong, anyone</p> <p>9 here -- but it seems to me that we were leaning</p> <p>10 towards a special use for pretty much anything</p> <p>11 other than that on the first floor commercial. And</p> <p>12 I see a lot of nodding in agreement. So, again,</p> <p>13 correct me if I'm wrong, but that's where we left</p> <p>14 it, as I recall. And you probably do as well,</p> <p>15 right, last time?</p> <p>16 FROM THE AUDIENCE: Yes, I do.</p> <p>17 MR. MATUSHEK: So that being said --</p> <p>18 MS. WALLRICH: I'm just looking through the</p> <p>19 minutes real quickly to see if there was anything</p> <p>20 else.</p> <p>21 You have a better memory than me if</p> <p>22 there was anything else alarming out of that. I</p>	<p style="text-align: right;">Page 21</p> <p>1 MR. CONNELLY: Paula -- Paula, where are you</p> <p>2 starting?</p> <p>3 MS. WALLRICH: I'm sorry?</p> <p>4 MR. CONNELLY: What page are you guys on?</p> <p>5 Where are you starting?</p> <p>6 MS. WALLRICH: Page six of the staff report.</p> <p>7 MR. CONNELLY: Page six of what?</p> <p>8 MS. KISLER: Of the staff report.</p> <p>9 MS. WALLRICH: And anything in red is what is</p> <p>10 reflected and taken from our discussion at the last</p> <p>11 meeting, so -- and you changed this to reflect</p> <p>12 this, right? You changed this commercial?</p> <p>13 MS. KISLER: Uh-huh.</p> <p>14 MS. WALLRICH: So the definition as it stands</p> <p>15 now is looking at commercial space located on the</p> <p>16 street level which fronts a public right-of-way,</p> <p>17 commercial space shall include retail service and</p> <p>18 office uses that are permitted by right -- and</p> <p>19 that's in that table on page 55 -- or by Special</p> <p>20 Use permit according to Section 53 in the Legacy</p> <p>21 Code. Street level commercial does not include</p> <p>22 dwelling units. And we've talked about this ad</p>

<p style="text-align: right;">Page 22</p> <p>1 nauseam at this point. That's probably the 2 strongest thing that came out of our research. 3 And the consensus of the 4 Commission, as well as the Citizen Advisory 5 Committee, is that it was very important that we 6 made sure what we didn't want to see there. And 7 there seemed to be just some discussion of how we 8 looked at street level commercial. 9 Like you, we discussed what street 10 level meant, because we have those circumstances, 11 especially in the city, where you have a walk up 12 and walk down. We wanted to make sure that was 13 clear that street level started at that space, you 14 know, within six feet above the street level. So 15 if there was a bottom space, we wanted to make sure 16 that space, which really is more at the eye level, 17 which is what we would look at as street level 18 commercial. 19 And then commercial, again, is the 20 same definition of the uses that we have in our 21 code as they stand now. 22 Only other thing that we had added</p>	<p style="text-align: right;">Page 24</p> <p>1 couple feet of phoney commercial and then trying to 2 circumvent the standard. So I think that's a good 3 point to include. 4 MS. WALLRICH: Let me come back to this. Let's 5 do the accessory residential. 6 So then as far as definition, this 7 got a lot of discussion in both here and CAC and 8 that is, what is a residential use? Staff put that 9 in there because of some of these ancillary 10 accessory uses that we see. When we brought this 11 to be the first time -- and as you see in here, 12 there's a lot of accessory residential uses. It 13 could be their fitness center. It could be their 14 rental offices, their laundry facilities. But what 15 was most important out of this, or one of the 16 things that was important, we wanted to make sure 17 that we maintained that commercial character along 18 with the facade that faces the right-of-way. But 19 more importantly, we wanted to limit the width of 20 it. So go back to that one slide. 21 MS. KISLER: This one? 22 MS. WALLRICH: Yeah. So where did we put the</p>
<p style="text-align: right;">Page 23</p> <p>1 and you can see in your staff report, and Steph and 2 I were talking about earlier -- we kind of talked 3 about so many things that night, I want to go back 4 and talk about the depth. Remember, we talked a 5 little bit about that. 6 We did some research. We looked at 7 the Glenview ordinance. And then actually, I did 8 just a simple Google search on average retail space 9 depth and, you know, a lot of broker, real estate 10 opinion. So 50 feet is what we came up with. We 11 had started, when we had some original research, we 12 were looking at 30. But I think all of you 13 understand what we were trying to prohibit as sort 14 of a fake facade. So we're looking at something 15 that could truly be activated as retail or 16 commercial and be useful. 17 Now, someone could ask for a 18 variance of that, right? But right now that's what 19 we would determine is a commercial space. 20 MR. MATUSHEK: I think that makes common sense, 21 yeah. Because, you know, as we discussed last 22 time, we don't need somebody being cute with a</p>	<p style="text-align: right;">Page 25</p> <p>1 accessory though? 2 MS. KISLER: It's in the use table. 3 MS. WALLRICH: Oh, in the use table. Okay. So 4 everything but -- so if you see on this use table, 5 we've talked about how we're going to throw 6 everything into a special use. So accessory 7 residential uses on the street level in a mixed-use 8 development building, okay. 9 So we're -- as you had discussed 10 last time, you wanted everything to go through a 11 special use. And then the little asterisk 12 maintains that commercial character that we think 13 is really important. And the only thing really up 14 for discussion was if there was some uses by right 15 that we wanted to see and if we wanted to limit it 16 to a certain percentage or a certain width on the 17 property, on the facade. 18 And I think where we were getting 19 at here and where CAC got is that at least a 20 lobby -- and we have lobby defined, too, right, 21 Steph? 22 MS. KISLER: Yep.</p>

<p style="text-align: right;">Page 26</p> <p>1 MS. WALLRICH: We're going back and forth, 2 but -- we haven't had a chance to rehearse this. 3 We've been too busy today. 4 So we have a lobby defined, so 5 there's no misunderstanding what that is. And I 6 think, Ken, you pointed us to a good building, your 7 building over there. And what are we calling that? 8 MS. KISLER: Tinley Pointe Center. 9 MS. WALLRICH: The Tinley Pointe Center. So 10 anything that has stairs, elevators and mailboxes. 11 What about, weren't we going to include the door 12 person, a reception desk? 13 MS. KISLER: Yeah, somehow. 14 MS. WALLRICH: I think maybe we should include 15 may have a reception desk of some sort. 16 MS. KISLER: Okay. 17 MS. WALLRICH: Okay. So you did this Steph. 18 Why don't you talk them through this research? 19 MR. JANOWSKI: Can I make one quick comment 20 since we're on the -- I'm sorry, Commissioner. I 21 should be addressing you. 22 On the accessory residential use,</p>	<p style="text-align: right;">Page 28</p> <p>1 and as an accessory residential use, but you may 2 entertain giving a lobby a permitted status, okay. 3 So I just wanted you to see how that would look. 4 Stephanie has up here under yellow, 5 accessory residential uses are permitted in 6 multi-family structures and on upper floors of 7 mixed-use -- 8 MS. KISLER: This talks about on the upper 9 floors, it being permitted. 10 MS. WALLRICH: Oh, oh, oh. But I thought 11 that's where we were gonna put it if lobbies are 12 allowed. 13 MS. KISLER: That would be the next one. 14 MS. WALLRICH: All right. We didn't put it in 15 there. So if you allow lobbies -- and now we've 16 got lobbies specifically defined -- that's where it 17 would be. 18 Okay. So now let's talk about if 19 you would allow something by right with a lobby. 20 MS. KISLER: Okay. Let me show you our 21 research on the four mixed-use buildings that we 22 have in town that have some lobbies on the street</p>
<p style="text-align: right;">Page 27</p> <p>1 on the last line of it where we inserted the -- in 2 red, per the Plan Commission and the Citizen's 3 Advisory Committee, recommendation accessory 4 residential use, it should be added to the list of 5 special uses in Table 3.A.1 of page 55, that should 6 be 3-82. 3.1 is permitted use. 7 MS. WALLRICH: Okay. 8 MR. JANOWSKI: It should be Special Use. 9 MS. WALLRICH: Sure. Thank you for catching 10 that. Okay. So let's program that first. 11 Before she tells you the research, 12 I just want to show you how this would work. Let's 13 go to that table. Do we have the 3.A.1? 14 MS. KISLER: Yes, at the end of this. 15 MS. WALLRICH: Okay. We don't have the whole 16 thing though? 17 MS. KISLER: No. I have it in the pdf. You 18 want me to open the whole page? 19 MS. WALLRICH: No, not for now. I just wanted 20 you to know as we start this discussion, we 21 presumed at the end of the day that you guys just 22 wanted us to look at everything as a special use</p>	<p style="text-align: right;">Page 29</p> <p>1 face. If anyone knows of any other buildings for 2 us to look at, I would be happy to do so. But 3 these seemed very relevant as three of them are on 4 Oak Park Avenue and exist today. You may or may 5 not know that these have lobbies in the front, so I 6 though that was interesting as well. 7 This first one here you see is 8 Springfort Hall. This is just across from the VFW, 9 across from the creek. And the lobby is located in 10 that red area there with the rectangle. The entire 11 building is just about 150 feet long. The lobby is 12 just under ten feet wide, and that comprises six 13 and a half percent of the actual width of the 14 building. 15 So I know last time we talked a 16 little bit about percentages. We wanted to make 17 sure that to display both a percentage and a width 18 in feet, if there was preference for one or the 19 other. 20 MS. WALLRICH: That was the question we have. 21 MS. KISLER: We also wanted to see if there was 22 consistency between the percentages of the lobbies</p>

<p style="text-align: right;">Page 30</p> <p>1 in this building. So if there was something that 2 made sense to go with percentage wise or if we 3 wanted to go with just a flat.</p> <p>4 MS. WALLRICH: And just as a point, when we 5 talk about character, when you go back to the other 6 one, again, it's indescript. Some of you may not 7 even know that it's there. I mean, it does look 8 like commercial space. Okay.</p> <p>9 MS. KISLER: And the next one is the PASS 10 Crockett building. This is roughly across the 11 street from the Subway on Oak Park Avenue as well. 12 Runs a little bit farther south from that last 13 building. This is 98 feet long. The lobby is just 14 over 14 feet wide which is 14.6 percentage of the 15 frontage. So, again, a little bit bigger than the 16 last one, but percentage wise, it's more than 17 double. So, again, looking at the comparison 18 there.</p> <p>19 This is Tinley Park Place, again 20 going a little bit further south. Across the 21 street from this we have Classy Flowers and 22 Teehan's in this area. This building is 100 feet</p>	<p style="text-align: right;">Page 32</p> <p>1 these are also designed very nicely architecturally 2 with the big glass windows. It kind of opens up 3 the building. However, these are considerably 4 larger than what we had on Oak Park Avenue, so a 5 little bit bigger.</p> <p>6 MS. WALLRICH: Yeah. I think it speaks to, 7 remember we were talking a little bit last time 8 where it's one thing to talk about linear frontage 9 and then we start talking about scale. And I think 10 this is probably pretty evident here because it's 11 four stories and it's a little larger in scale.</p> <p>12 And so maybe -- and we talked about 13 this, but I think it's going to be near impossible 14 to think of some sort of threshold. That's why 15 when we threw that table out, we started thinking, 16 wow, really large buildings. It really becomes, 17 you know, a bigger deal.</p> <p>18 But in this case, you know, that 19 one almost stands out on its own. If you were to 20 take that out of the mix, you might say ten percent 21 maybe is kind of an average. I'm having a little 22 harder time thinking of an actual width.</p>
<p style="text-align: right;">Page 31</p> <p>1 long. The lobby is 15 feet wide. And this is 2 15 percent even. This is very comparable to the 3 last building, the PASS Crockett building, almost 4 the same size building, almost the same size lobby.</p> <p>5 As Paula mentioned with the first 6 one, you've got a little bit more of a different 7 character with this one because it's green. 8 However, it does look commercial in nature. And 9 you probably wouldn't call this out individually 10 from the other spaces there.</p> <p>11 And real quickly let's touch on the 12 character of this last one. Again, this looks 13 pretty commercial in nature. It matches the other 14 store fronts, so it blends in well.</p> <p>15 And lastly, this is the building we 16 talked a little bit about last time, Tinley Pointe 17 Center. This is on 183rd north of the convention 18 center. This is a lot larger building, and it has 19 actually three lobbies. So this building is 20 330 feet wide. The lobbies are each 35 feet wide. 21 And that comprises over 30 percent of the building 22 face when you add all these lobbies together. But</p>	<p style="text-align: right;">Page 33</p> <p>1 If you asked me a recommendation, I 2 would say 15 or 10 percent. Fifteen feet or 3 10 percent or the lesser of each or just pick one 4 that you liked. I mean, some of this is just the 5 staff guide. Because honestly, other communities 6 don't regulate this. And why? Because they have 7 not had a problem with it. And that's how 8 ordinances go. You know, as soon as you've got a 9 problem, you kind of try to nail it down.</p> <p>10 But I think there's a real concern 11 here. And I understand that. So I think we should 12 nail it down. It's hard for me to believe that 13 somebody would waste street level space and 14 oversize the lobby just because they want to 15 oversize the lobby.</p> <p>16 If you think that market could 17 dictate it, you could just say a lobby is allowed 18 as a permitted use and not even worry about the 19 size. But if you're worried about the size, this 20 is about the best we can do in terms of coming up 21 with something.</p> <p>22 MR. KRONER: I don't think we're worried about</p>

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1 size.

2 MR. MATUSHEK: No. And I agree with you. I

3 don't think that any building owner is going to be

4 crazy enough to say I want a lobby on the first

5 floor commercial space. Otherwise, we're going to

6 be entertaining variances every time we open our

7 eyes, you know.

8 MS. WALLRICH: I know. Well, maybe we misread

9 you. I felt like a sensitivity of, you know, how

10 big of an area you want to keep it. But I agree.

11 It's hard to imagine someone's going to waste

12 space.

13 MR. MATUSHEK: Particularly in the Legacy

14 District when you have such a varied size of

15 building and frontage of building. I don't know.

16 And just as you say, what may work on a percentage

17 basis with one may be totally asinine if you've got

18 a unique building. And so for the life of me, I

19 can't think how you can design whichever is greater

20 or smaller, because I believe by your example of a

21 building where it won't work either way.

22 MS. WALLRICH: Okay. So you would be

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1 comfortable throwing into the permitted use table

2 an accessory use limited to lobbies only, some kind

3 of language like that?

4 MS. KISLER: Well, we purposely defined

5 residential lobby, as well as accessory residential

6 uses, so we can just say residential lobby.

7 MR. JANOWSKI: Those residential lobbies,

8 though, you know, have doors, interior doors that

9 go into the commercial fronts. You know, if you

10 got -- like you got one of the buildings, if the

11 corridor is in the middle, it goes to the

12 residential, but there's doors that go -- I don't

13 know if we have any of these buildings yet. But

14 yet there's side doors that go into the commercial

15 of it.

16 So here's the whole thing as far as

17 what dictates it. I mean, you know, you're looking

18 at multi-use. You're looking at density. You have

19 high density, low density. It's all about

20 maneuvering safely and, you know, having that clear

21 pathway. So I -- really the codes will dictate

22 what it needs to be, you know.

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1 And I'm sure the designers -- you

2 know, we leave it up to the designers to design the

3 building and comply with the code so with doors

4 swinging open, the maneuvering back and forth,

5 wheelchair accessibility, you know, that all plays

6 a role.

7 So I don't -- you know, to put a

8 percentage on it, you know, obviously --

9 MS. WALLRICH: That's right. We're very happy

10 because, you know, we were having a hard time

11 picking a number, so --

12 MR. MATUSHEK: You can see why, yeah.

13 MR. JANOWSKI: You look at this one right here,

14 it's gonna have to call for double doors just

15 because of the number of units. But if you go to

16 the previous -- I don't know. What are they, six

17 units or so? You can probably go with a single

18 door with lights.

19 MS. WALLRICH: That's fine. We don't need to

20 talk about it anymore. We're good if everyone is

21 on the same page.

22 MR. MATUSHEK: I think we are.

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1 MS. WALLRICH: A lot of people hear different

2 things in a meeting, so I'm so glad that we're all

3 on the same page.

4 MS. KISLER: So what we'll do for next time is,

5 in the permitted table which is 3.A.1 on page 55,

6 we'll add one sentence in there saying that

7 residential lobbies are permitted on the first

8 floor. Okay? Great.

9 MR. MATUSHEK: All right.

10 MS. WALLRICH: That's done. Street level

11 commercial is done. Done, done, done.

12 So let's talk about the changes in

13 the buffer.

14 MR. MOYER: Mr. Chairman, I have a quick

15 question.

16 MR. MATUSHEK: Okay. Mr. Moylan has a question

17 I think.

18 MR. MOYLAN: Paula, for accessory residential

19 uses, we are -- are we striking laundry facilities

20 from that as a --

21 MS. WALLRICH: No. I mean --

22 MR. MOYLAN: You want that on the first floor

<p style="text-align: right;">Page 38</p> <p>1 then, right?</p> <p>2 MS. WALLRICH: No. Well, it's not -- anything</p> <p>3 on the first floor, street level, that is not</p> <p>4 commercial and as an accessory residential use</p> <p>5 would have to go through the special use process.</p> <p>6 So it would have to come before you. If they want</p> <p>7 to try and put a laundry on the first floor, it</p> <p>8 would have to come through you.</p> <p>9 MR. KRONER: But -- yeah, I don't think we want</p> <p>10 it in the commercial space. They can put a laundry</p> <p>11 in the back of the building.</p> <p>12 MR. JANOWSKI: But 50 feet.</p> <p>13 MR. KRONER: Not the front 50 feet. I think we</p> <p>14 can take an informal vote here, but I think what</p> <p>15 we're saying here is that we don't want laundry</p> <p>16 facilities in the first 50 feet of that front --</p> <p>17 Oak Park Avenue or North or South Street. That</p> <p>18 should not be a permitted --</p> <p>19 MS. WALLRICH: You don't want to look at it as</p> <p>20 an accessory -- have it as a special use?</p> <p>21 MR. KRONER: No, no. Could be -- no.</p> <p>22 MR. JANOWSKI: Isn't the whole intent of having</p>	<p style="text-align: right;">Page 40</p> <p>1 again, we can take an informal vote if we want.</p> <p>2 And if I'm wrong here, I'm wrong. But I think</p> <p>3 you're hearing from us, under no circumstances</p> <p>4 would we want to see a laundry facility.</p> <p>5 MS. WALLRICH: I'm trying to think of how I can</p> <p>6 pull that out. The definition, that's my problem.</p> <p>7 MR. KRONER: Pardon me?</p> <p>8 MS. WALLRICH: Well, the problem is, it is by</p> <p>9 definition an accessory residential use.</p> <p>10 MR. KRONER: But some are other things, too,</p> <p>11 Paula. You don't have a grill room in there.</p> <p>12 MS. WALLRICH: A what?</p> <p>13 MR. KRONER: A grill room.</p> <p>14 MS. WALLRICH: We can add anything like that.</p> <p>15 MR. KRONER: But I'm saying, to counter your</p> <p>16 thought, we can take anything out, too. We can add</p> <p>17 anything and we can take anything out. So just</p> <p>18 take out those two words, laundry facilities. I</p> <p>19 think that's what we're asking you.</p> <p>20 MR. CONNELLY: If that's the consensus of the</p> <p>21 board, we'll find a way to draft it.</p> <p>22 MR. KRONER: Thank you.</p>
<p style="text-align: right;">Page 39</p> <p>1 the first floor, is to create income?</p> <p>2 MR. STANTON: That's what I thought.</p> <p>3 MS. WALLRICH: Well, but like we said, there</p> <p>4 could be a health facility. There could be --</p> <p>5 MR. MATUSHEK: Yeah, but Paula, those are for</p> <p>6 the occupants of the dwelling units.</p> <p>7 MS. WALLRICH: That's the only thing we're</p> <p>8 talking about. This is not public.</p> <p>9 MR. MATUSHEK: Well, that's what I'm saying.</p> <p>10 MS. WALLRICH: There is a laundry facility for</p> <p>11 use only by the residents.</p> <p>12 MR. MATUSHEK: And I tend to agree. Why would</p> <p>13 we want it in the commercial frontage of the</p> <p>14 building?</p> <p>15 MS. WALLRICH: Well, I don't think anybody here</p> <p>16 wants anything on the -- I mean, I don't think they</p> <p>17 want to see a health center. I don't think you</p> <p>18 want to see parking. But because we know that</p> <p>19 there might be a request to look at a building that</p> <p>20 has something like that, we put it as a special</p> <p>21 use.</p> <p>22 MR. KRONER: But I think you're hearing -- and</p>	<p style="text-align: right;">Page 41</p> <p>1 MS. WALLRICH: Yeah. Or we can put it</p> <p>2 somewhere as a prohibited something, the accessory</p> <p>3 uses -- a laundry facility is prohibited.</p> <p>4 MR. JANOWSKI: The whole thing with the</p> <p>5 commercial was to produce the income. That was the</p> <p>6 whole thing. So if the laundromat is on the front</p> <p>7 end of the building, it's not producing income</p> <p>8 outside of the, you know, the property itself.</p> <p>9 MS. WALLRICH: Right. But there are other uses</p> <p>10 like -- it doesn't matter. Parking or a leasing</p> <p>11 office or any of those things that, you're right,</p> <p>12 don't produce income. And if they want to put</p> <p>13 those on street level commercial, they're gonna</p> <p>14 have to come before you and get a special use to do</p> <p>15 that. Right?</p> <p>16 MR. MATUSHEK: Right. But you know, again, I</p> <p>17 think the consensus of the Commission was that</p> <p>18 there may be buildings that you have to have a</p> <p>19 parking access by necessity. I can't for the life</p> <p>20 of me envision why you out of necessity have to</p> <p>21 have the residents' laundry facility in a</p> <p>22 commercial space. You may --</p>

<p style="text-align: right;">Page 42</p> <p>1 MS. WALLRICH: You know, anymore they're in the</p> <p>2 units anyway.</p> <p>3 MR. JANOWSKI: And parking may -- you know, we</p> <p>4 do see that. But at least let's have the</p> <p>5 designers, you know, really come up to --</p> <p>6 MS. WALLRICH: So you want to send a message</p> <p>7 that you never want to see a laundry facility</p> <p>8 that's not public but just used for those people,</p> <p>9 you do not want to see that on the first floor,</p> <p>10 street level.</p> <p>11 MR. JANOWSKI: But that's not commercial.</p> <p>12 MR. KRONER: I think that's a correct statement</p> <p>13 that you just made. Very correct.</p> <p>14 MS. WALLRICH: Yes. Say it again.</p> <p>15 MR. KRONER: I'm not sure how many more times</p> <p>16 we want to say it.</p> <p>17 MR. MATUSHEK: We've done enough of airing the</p> <p>18 dirty laundry in the front.</p> <p>19 MS. WALLRICH: I just have to think of the</p> <p>20 right way to put it in here.</p> <p>21 MR. MATUSHEK: I understand.</p> <p>22 MR. MOYLAN: And then one more question.</p>	<p style="text-align: right;">Page 44</p> <p>1 that. So next time, which will be our public</p> <p>2 hearing, we feel confident that we can bring for</p> <p>3 you something that will be in an approvable state.</p> <p>4 Right? What we're working towards.</p> <p>5 MR. MATUSHEK: I think so.</p> <p>6 MS. WALLRICH: Okay. Buffer yards was the</p> <p>7 second one. Oh, the uses were. Okay. You go</p> <p>8 through that one.</p> <p>9 MS. KISLER: Okay. You're next, I promise.</p> <p>10 So number two was the modification</p> <p>11 to the list of permitted, special, and prohibited</p> <p>12 uses. This was the medical marijuana dispensing,</p> <p>13 the tobacco, hookah, cigarette, cigar, e-cigarette,</p> <p>14 and vapor sales.</p> <p>15 As you can see on the screen here,</p> <p>16 this is what we started with. Per your comments</p> <p>17 from the last meeting, we separated cigar and</p> <p>18 hookah lounge as a primary use. And I added in</p> <p>19 there with or without sales as an accessory use,</p> <p>20 because we said, you know, if you're having a</p> <p>21 cigar, you should be able to buy the cigar there,</p> <p>22 obviously, or buy the retail products, but not as a</p>
<p style="text-align: right;">Page 43</p> <p>1 MS. WALLRICH: Yes.</p> <p>2 MR. MOYLAN: The parking standards, is this</p> <p>3 part of the -- is that something -- a different</p> <p>4 conversation?</p> <p>5 MS. KISLER: Yes.</p> <p>6 MR. MOYLAN: Okay.</p> <p>7 MS. WALLRICH: Yeah. Remember, what we're</p> <p>8 doing is, we're just looking at those five areas</p> <p>9 that were part of those text amendments that were</p> <p>10 approved and rescinded.</p> <p>11 MR. MOYLAN: Okay.</p> <p>12 MS. WALLRICH: So, you know, some of these</p> <p>13 other things like, you know, not allowing a</p> <p>14 commercial laundry in downtown, we certainly need</p> <p>15 to have a whole big discussion on other prohibited</p> <p>16 uses that you may want or not want to have.</p> <p>17 Okay. So for right now we seem to</p> <p>18 all be on the same page for what street level</p> <p>19 commercial means, right?</p> <p>20 MR. MATUSHEK: Yes.</p> <p>21 MS. WALLRICH: So that original amendment. And</p> <p>22 so we're gonna add some better definitions and all</p>	<p style="text-align: right;">Page 45</p> <p>1 primary use.</p> <p>2 MS. WALLRICH: This is page nine.</p> <p>3 MS. KISLER: This particular page is going to</p> <p>4 be in the Legacy Code handout in the back. It's</p> <p>5 not in the staff report. It's in the big book of</p> <p>6 all of the changes.</p> <p>7 MS. WALLRICH: It's where we put the final</p> <p>8 draft.</p> <p>9 MS. KISLER: It's page 55 in that larger</p> <p>10 section.</p> <p>11 MR. JANOWSKI: But it's not in here?</p> <p>12 MS. KISLER: It's not in the staff report, no.</p> <p>13 I pulled a screen shot of this for the</p> <p>14 presentation.</p> <p>15 MR. JANOWSKI: But we'll see that in there as</p> <p>16 well.</p> <p>17 MS. KISLER: Yes. So I gave everyone a full</p> <p>18 copy of the entire Legacy Code so you could see</p> <p>19 every single page, and I highlighted all of the</p> <p>20 different changes in there so you could see.</p> <p>21 MS. WALLRICH: And we're gonna go through that.</p> <p>22 MS. KISLER: We'll pull it in the end.</p>

<p style="text-align: right;">Page 46</p> <p>1 So just as you can see here, we did</p> <p>2 keep in the prohibited side, on the right column</p> <p>3 here, the retail sales of tobacco, hookah,</p> <p>4 cigarette, cigar, e-cigarette, and vapor products</p> <p>5 as a primary use. So again, we've distinguished</p> <p>6 between the lounge and the sales.</p> <p>7 MS. WALLRICH: You know, as a stand alone</p> <p>8 business. And we talked about in the State of</p> <p>9 Illinois that restricts the stand alone facilities</p> <p>10 anyway. But we're not looking for anyone who just</p> <p>11 sells tobacco products.</p> <p>12 MR. MATUSHEK: I think Counsel has a point.</p> <p>13 MR. CONNELLY: Just a question. Thank you,</p> <p>14 Chairman.</p> <p>15 Where it says the retail sale of</p> <p>16 hookah, isn't it just tobacco? And I'm probably</p> <p>17 evidencing my complete misunderstanding about how</p> <p>18 the hookah works. But is that an actual kind of</p> <p>19 tobacco?</p> <p>20 MS. WALLRICH: It's an instrument to smoke the</p> <p>21 tobacco.</p> <p>22 MR. JANOWSKI: It's like a water pipe.</p>	<p style="text-align: right;">Page 48</p> <p>1 should stay prohibited. So that stayed there. The</p> <p>2 other things highlighted on the page, too, we</p> <p>3 already talked about a little bit, but I just want</p> <p>4 to bring them up because we're on the slide.</p> <p>5 The accessory residential uses on</p> <p>6 the street level in a mixed-use building with the</p> <p>7 caveat that it must maintain the same architectural</p> <p>8 character as the rest of the commercial spaces.</p> <p>9 And then at the very top, again, we</p> <p>10 talked about that the accessory residential uses</p> <p>11 are permitted in multi-family structures and on</p> <p>12 upper floors of mixed-use structures. So this is</p> <p>13 saying that the accessory residential uses could go</p> <p>14 on the second floor, third floor, street face or</p> <p>15 back of the building. We wanted to clarify, if</p> <p>16 they can't go on the street level, can they go on</p> <p>17 an upper floor?</p> <p>18 MS. WALLRICH: But they can go on a street</p> <p>19 level if it's only a residential building. Right?</p> <p>20 MS. KISLER: Yes.</p> <p>21 MS. WALLRICH: You understand that? So if it's</p> <p>22 an entirely residential building, accessory</p>
<p style="text-align: right;">Page 47</p> <p>1 MR. CONNELLY: You still want to prevent the</p> <p>2 actual sale of the hookahs. Oh, okay. I got it.</p> <p>3 MS. WALLRICH: The hookahs.</p> <p>4 MS. KISLER: I think it would be the actual</p> <p>5 product that you're putting into it. Correct?</p> <p>6 MS. WALLRICH: Oh, no. It's like e-cigarettes.</p> <p>7 It's like an instrument. You smoke it.</p> <p>8 FROM THE AUDIENCE: Multiple tubes.</p> <p>9 MR. KRONER: To share.</p> <p>10 FROM THE AUDIENCE: Yes, to share.</p> <p>11 MS. KISLER: I was talking about the special</p> <p>12 one. So you would probably be able to leave with</p> <p>13 the flavored tobacco from the lounge, I think is</p> <p>14 what I was getting at. You could buy a cigar, you</p> <p>15 could buy a flavored tobacco and leave with it.</p> <p>16 You wouldn't be able to necessarily be able to buy</p> <p>17 the hookah itself, right.</p> <p>18 MR. CONNELLY: Okay. Got it.</p> <p>19 MS. KISLER: Okay. Everyone comfortable with</p> <p>20 that?</p> <p>21 And also, last time you guys agreed</p> <p>22 that the marijuana medical dispensing facility</p>	<p style="text-align: right;">Page 49</p> <p>1 residential use could be on the first floor.</p> <p>2 MR. KRONER: But it would have to come through</p> <p>3 this body and then be approved by the village</p> <p>4 board, correct?</p> <p>5 MS. WALLRICH: If it's a mixed-use building, it</p> <p>6 would have to come through you.</p> <p>7 MS. KISLER: You would still see the site plan.</p> <p>8 It wouldn't necessarily need a special use permit</p> <p>9 if it was --</p> <p>10 MR. KRONER: So you're saying that it's a</p> <p>11 residential building only?</p> <p>12 MS. WALLRICH: Where do we have one? An</p> <p>13 entirely residential multi-family building. We</p> <p>14 really don't have one in the Legacy District, do,</p> <p>15 we?</p> <p>16 FROM THE AUDIENCE: But there's ones across</p> <p>17 where they're being built on the south part of Oak</p> <p>18 Park Avenue that are six-flats.</p> <p>19 MS. WALLRICH: Excuse me. We have Halleran's,</p> <p>20 Union Square, which is a townhome. It's not really</p> <p>21 a condo building. And you have senior housing</p> <p>22 outside of the district. It's just a solidly --</p>

<p style="text-align: right;">Page 50</p> <p>1 because these districts do allow a solid 2 residential building, except where the red dots 3 are. Remember? 4 MR. KRONER: Right. The primary buildings are 5 along Oak Park Avenue, North and South Street. 6 MS. WALLRICH: Right. I don't know if we can 7 pull up one of those diagrams. 8 MR. KRONER: I mean, that's pretty much it, 9 which is, we're trying to protect the commercial 10 integrity of that. 11 MS. WALLRICH: Along Oak Park Avenue. 12 MS. KISLER: This is just clarifying, like say 13 at 179th and Oak Park Avenue where they're building 14 those new row houses where the Blue Fox used to be, 15 say instead of doing row houses they wanted to do a 16 multi-family building where the first floor had 17 their gym for their residents or something. That 18 would then be permitted. It wouldn't be a special 19 use. 20 So if you're not comfortable with 21 that, we can absolutely change this. But we wanted 22 to clarify because I know the question will come up</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. KRONER: I'm not worried about Sayer or 2 182nd Street or Eagle Drive. But the buildings 3 that are facing Oak Park Avenue or North and South 4 Street, which is what I define as the Legacy 5 District. 6 MS. WALLRICH: Yeah, show him the downtown 7 core. 8 MS. KISLER: Right here it ends with that 9 requirement. So these two parcels and this one 10 here don't have that street level commercial 11 requirement along Oak Park Avenue. 12 MR. MATUSHEK: And why is that? 13 MS. KISLER: These are just north of the Always 14 Open, and then this is the school property here I 15 think. 16 MS. WALLRICH: Oh, yeah. So there's a space 17 between Always Open building and before you get -- 18 I think Mack Industries owns that. 19 MS. KISLER: Yes. 20 MS. WALLRICH: It's the space -- yeah. 21 MS. KISLER: It's vacant land right now. 22 MS. WALLRICH: Oh, it is?</p>
<p style="text-align: right;">Page 51</p> <p>1 at some point. 2 MR. KRONER: But if the building is facing Oak 3 Park Avenue, isn't that where the red dots are? 4 MS. KISLER: It's not everywhere. 5 MR. WALLRICH: Not everywhere. 6 MS. KISLER: It's in the neighborhood flex and 7 downtown. 8 MR. MATUSHEK: Do you have a slide where you 9 can show that? That would be helpful. 10 MS. WALLRICH: Yes, let's show that. Downtown 11 core and neighborhood flex, which is really the two 12 areas that we've talked about, wherever those red 13 dots are. Now point back on Sayer. Go over to 14 Sayer. 15 See, over on Sayer, you could 16 have -- there's no red dots there. And in the 17 neighborhood flex you could do stand alone 18 commercial, mixed-use or stand alone residential, 19 okay. 20 MR. KRONER: Right. But the buildings that are 21 facing Oak Park Avenue -- 22 MS. WALLRICH: Where the red dots are.</p>	<p style="text-align: right;">Page 53</p> <p>1 MS. KISLER: Yeah. So let me show you this 2 one, too, really quickly. 3 So like you said, Commissioner 4 Kroner, those dots do go all along Oak Park Avenue, 5 the downtown core, but that wouldn't necessarily be 6 required say over here on the back side of 174th 7 Street or on 173rd Street right here between -- 8 MR. KRONER: Right. Those are the back 9 entrances of those properties. 10 MS. WALLRICH: Yeah. Over there on the 11 left-hand side. Over there, there's some houses 12 there. 13 MS. KISLER: Yeah. I think it's important to 14 note though, the neighborhood general district 15 which is primarily about the Dairy Palace to 171st 16 Street and then, let's see, the -- I know that the 17 roller rink is in it up until Central Middle School 18 or so. Those are the areas that are zoned 19 neighborhood general, and those are just 20 residential districts. So there is no street level 21 commercial requirement there. So just so you know. 22 But when it is a residential</p>

<p style="text-align: right;">Page 54</p> <p>1 district like that, we wanted to clarify, are those 2 accessory uses allowed on a first floor? Are they 3 allowed on an upper floor? Where do you want them 4 allowed?</p> <p>5 MS. WALLRICH: Usually when you think of a 6 multi-family building, we're not thinking of 7 commercial at all. Those accessory uses are 8 usually on the first floor, you know. They're not 9 usually up on an upper floor, if they have any. We 10 don't have any real good examples here.</p> <p>11 MR. MATUSHEK: Yeah, that's why I'm having a 12 hard time, right.</p> <p>13 MR. DOMINA: Usually if it's anything, it's 14 just a laundry room for the tenants in the 15 building.</p> <p>16 MS. WALLRICH: Yeah. I think what the point 17 was, is we want to protect that first floor 18 commercial. And if you remember my discussion last 19 meeting, that those red dots are purposeful. And 20 that's why I made that point that when it got 21 changed to first level, street level permitted, 22 that doesn't even make sense when you think about</p>	<p style="text-align: right;">Page 56</p> <p>1 new building steals that like the strip malls do. 2 You know, you're trying to concentrate the 3 commercial in one area to try to strengthen it. 4 That's the way the plan is, the Legacy plan is.</p> <p>5 MR. SHAW: Mr. Chairman, just real quick. This 6 is probably a topic for another time. But as long 7 as you brought up that point, we understand that 8 the dots, orange, green, whichever they are.</p> <p>9 To Stephanie's point about the 10 neighborhood flex and the southern end, or even the 11 northern end for that matter, the boundaries of 12 where this commercial required section is, I think 13 it's worth exploring at another point before we get 14 too far down the road whether we believe that they 15 extend far enough. So --</p> <p>16 MS. WALLRICH: That's exactly what the CAC has 17 been doing.</p> <p>18 MR. JANOWSKI: Well, I mean, even on what 19 Commissioner Shaw said, is possibly going up 183rd 20 with that, you know. Because, you know, you're 21 looking at that 280 acres. I mean, we have to 22 start drawing. You know, we just can't concentrate</p>
<p style="text-align: right;">Page 55</p> <p>1 where the red dots are.</p> <p>2 MR. MATUSHEK: Yeah, right. I guess I was 3 curious as to why they exempted the vacant lots 4 that you pointed out.</p> <p>5 MS. WALLRICH: We didn't do that. That's the 6 way it was adopted.</p> <p>7 MS. KISLER: What I would interpret is that 8 those particular lots look directly across the 9 street at residential, and maybe they were trying 10 to be cognisant of the relationship across the 11 street. I don't know particularly why those were 12 taken out, but that would be my best guess.</p> <p>13 The other thing, too, is they're 14 trying to -- in this code they were trying to 15 encourage that commercial nearest those main 16 intersections and in the core. And maybe since 17 that just tapered out from the intersection, you 18 know, a certain amount, that was not included, 19 so --</p> <p>20 MS. WALLRICH: I think they're trying to 21 aggregate it so you don't get sort of a paresthetic 22 relationship where you're stealing -- or the next</p>	<p style="text-align: right;">Page 57</p> <p>1 on the Oak Park Avenue to bring the business. The 2 town has expanded. We've got residents past west 3 of 80th Avenue now. Do they come to Oak Park 4 Avenue? If we try and target that 183rd corridor 5 up until -- you know, obviously it's a different --</p> <p>6 MS. WALLRICH: It's a different district.</p> <p>7 MR. JANOWSKI: Yes. But you're looking -- even 8 on the Will County side. If we could move some of 9 that business, target it around that convention 10 center, it's going to draw over to that, you know.</p> <p>11 MR. MATUSHEK: Yeah, with the intent to promote 12 the commercial character and all of a sudden it's 13 dropping off.</p> <p>14 MS. WALLRICH: Well, it has to stop somewhere. 15 I think to your point, Ken, for purpose of what 16 we're going to discuss at the public hearing, we're 17 really trying to concentrate on the definition of 18 street level commercial. We weren't trying to 19 change where the dots were.</p> <p>20 MR. SHAW: Absolutely. Just food for thought.</p> <p>21 MS. WALLRICH: Well, CAC has been doing it for 22 a couple meetings. They've been going parcel by</p>

<p style="text-align: right;">Page 58</p> <p>1 parcel in terms of what they want to see. But I 2 think Stephanie is absolutely correct. And when we 3 go through the text, we can hit this then. 4 MR. CONNELLY: So, Mr. Chairman, I think it's 5 fair -- because we still have this proposed text 6 amendment that we want to go through, right? So is 7 the question for you guys that it's not so much -- 8 if it's a residential -- fully residential 9 building, you know, a fully residential district, 10 you're okay with having those accessory uses. The 11 question is, do you like where your residential 12 places are? 13 MR. MATUSHEK: I think that's a fair summary, 14 yeah. 15 MR. CONNELLY: I think you're okay. Again, I 16 don't want to speak for you guys. But it sounds 17 like you're okay with the text amendment as long 18 as -- hopefully nobody's going to come before this 19 board has a chance to look at the residential 20 places, no one's going to come in and say oh, we 21 have a permitted right to go there, I imagine, 22 right? A full residential.</p>	<p style="text-align: right;">Page 60</p> <p>1 still have work to do on some of the germane issues 2 at a future workshop. Okay. Okay. 3 MS. KISLER: Do we have any recommendations on 4 this particular part, or are we okay with how this 5 is worded? 6 MR. MATUSHEK: With the caveat you just made 7 that we have future workshops to talk about where 8 those locations are, beyond that, I think the 9 definition will be worked out with this, yeah. 10 MS. KISLER: All right. 11 MS. WALLRICH: So we're just talking -- 12 MR. KRONER: I hate to do this, but could we 13 come back to that slide? This is a question for 14 Counsel. 15 Cigar, hookah lounge is a primary 16 use with or without retail sales and accessories, 17 and the other one is prohibited is retail sales as 18 a primary use. What is considered -- can you 19 define or can we define what an accessory use is 20 and what a primary use is? 21 MS. WALLRICH: Yes. They are in the code 22 already.</p>
<p style="text-align: right;">Page 59</p> <p>1 MS. WALLRICH: Right now they could in those 2 districts that allow residential only, they could 3 come in right now. 4 MR. CONNELLY: Yeah. This wouldn't stop you. 5 MS. WALLRICH: I mean, the ordinance is kind of 6 silent. We've never thought about accessory uses 7 until now. And so, you know, if they came in right 8 now before this got adopted, we'd probably say, 9 yeah, it's okay. Because we never really talked 10 about it, you know. It wasn't in the ordinance. 11 Right? 12 MS. KISLER: So this is just to add 13 clarification. 14 MS. WALLRICH: We're just trying to clarify it. 15 We don't want any more confusion what the street 16 level commercial means, you know, what does 17 accessory residential mean. We wanted to clarify 18 just as much as we could. 19 MR. CONNELLY: And we want to get back before 20 you soon where you can sort of look at it. 21 MR. MATUSHEK: Oh, yeah. It's just part of the 22 process. I think the Commission is clear that we</p>	<p style="text-align: right;">Page 61</p> <p>1 MR. CONNELLY: They are? 2 MS. WALLRICH: On the regular zoning code. 3 MR. KRONER: So what are they? 4 MS. KISLER: Let me pull it up. 5 MS. WALLRICH: An accessory use is subordinate 6 to and supports the principal use on the property. 7 Principal use, I don't know if that's been defined, 8 but accessory use is subordinate to -- go ahead. 9 MS. KISLER: And this is in our zoning 10 ordinance. An accessory use is a use naturally and 11 normally incidental to, subordinate to, an 12 auxiliary to the permitted use on the premises. 13 MR. CONNELLY: So I guess to answer the 14 question, Mr. Kroner, with that definition, that 15 would guide us. I don't even want to open up this 16 can of worms tonight, but I've seen some of the 17 towns try to do it. It's back to a percentage. If 18 it's 50 percent, you're doing retail sales. 19 I don't mind the workable, because 20 you're gonna get an applicant come in and say -- 21 they haven't opened the store yet, but they're 22 going to say sure, we're gonna do 50 percent. And</p>

<p style="text-align: right;">Page 62</p> <p>1 then who's going to check on it? That always gets 2 lost.</p> <p>3 I like the definition there. It's 4 kind of -- I don't want to leave that open, you 5 know, when you see it type of thing, but we are 6 ultimately -- you know, the village, we're the 7 interpreter of its own code. So, you know, we say 8 kind of what goes. And we're able to tell them 9 that.</p> <p>10 MR. MATUSHEK: Should we then be consistent 11 with our zoning ordinance and use the word 12 principal use rather than primary use? So, I mean, 13 I don't know why we're -- you know, we don't need 14 multiple terms for the same thing.</p> <p>15 MS. WALLRICH: We can.</p> <p>16 MR. CONNELLY: They have the definition for 17 that.</p> <p>18 MR. MATUSHEK: Yeah, the ordinance.</p> <p>19 MS. WALLRICH: That's fine.</p> <p>20 MR. CONNELLY: That's a good point.</p> <p>21 MR. MATUSHEK: Yeah. Then I almost said you're 22 almost good. But with that exception, if we can at</p>	<p style="text-align: right;">Page 64</p> <p>1 MS. WALLRICH: That's always --</p> <p>2 MS. KISLER: We talked to the Citizen Advisory 3 Committee about that. And generally that's 4 something that we put under special use. I don't 5 know why in this case it's also under prohibited. 6 I think it was trying to say anything similar to 7 the prohibited list is prohibited. But generally 8 it's something that's just considered as a special 9 use. It's kind of like a catch-all for something 10 that fits but isn't defined.</p> <p>11 MS. WALLRICH: Honestly, we wouldn't know where 12 to stop if we started fixing all the things that we 13 have found.</p> <p>14 MR. SHAW: No. I just didn't understand it, 15 so --</p> <p>16 MR. CONNELLY: Well, the catch-all takes care 17 of that.</p> <p>18 MS. WALLRICH: It's a catch-all on special use.</p> <p>19 MR. MATUSHEK: Sorry to pick on you, Stephanie.</p> <p>20 MS. KISLER: That's all right.</p> <p>21 MR. MATUSHEK: That's what I get paid for.</p> <p>22 MS. WALLRICH: That's right. That's why you're</p>
<p style="text-align: right;">Page 63</p> <p>1 least be consistent so we're not gonna give someone 2 an out to say oh, no, that's not a principal use. 3 I have an undefined primary use. Why don't we do 4 that? Make it real clear for people.</p> <p>5 MS. WALLRICH: No problem. Good suggestion.</p> <p>6 MS. KISLER: Would you like to hear the 7 definition of principal use?</p> <p>8 MR. MATUSHEK: Well, I just read it. I can 9 read it to the Commission if you would like.</p> <p>10 MS. KISLER: Okay. I wasn't sure.</p> <p>11 MR. MATUSHEK: A principal use in our zoning 12 ordinance is defined as the main or dominant use of 13 land or buildings as distinguished from a 14 subordinate or accessory use. Which I think is the 15 intent of primary use here anyway.</p> <p>16 MS. KISLER: Yep.</p> <p>17 MR. SHAW: Well, Mr. Chairman, as long as we're 18 being schooled here, I thought this was the -- 19 obviously, the more I think about it, it's not. 20 It's to everyone. But in both tables we have a 21 bullet point that says other similar or compatible 22 uses just kind of in the middle.</p>	<p style="text-align: right;">Page 65</p> <p>1 the attorney.</p> <p>2 All right. So last time -- and I'm 3 looking at this. We probably should have put it in 4 red in your staff report. That's my mistake. For 5 under the buffer yards. But Steph and I got back 6 and started playing around with this buffer yard 7 because the way that it's written now -- I don't 8 even want to go into explaining all of this.</p> <p>9 So remember, last time we talked 10 about the code as it was written didn't take into 11 consideration some other unusual situations. Like 12 it came to light with us with Union Square. And 13 the longer I worked with this language -- and you 14 look at, for example, number B where you talk about 15 a buffer yard shall be provided at the rear of any 16 property that has service parking that abuts a use 17 outside of the Legacy area. So portions of that 18 definition actually are satisfied with what we were 19 trying to change D to.</p> <p>20 Bottom line, without going through 21 all that, we kind of simplified the whole thing by 22 talking about where we want a five-foot buffer</p>

<p style="text-align: right;">Page 66</p> <p>1 yard, because that was the whole point. We found 2 that there were some circumstances that weren't 3 even considered in the original code. And all we 4 want to do is make sure that we're protecting those 5 properties outside of the Legacy District. 6 In particular, we wanted to make 7 sure that we were protecting them against parking 8 areas. And those parking areas could be parking 9 lots, but they also could be a driveway, they could 10 be, you know, a guest parking area, so -- and I 11 know this is the first time we put it together for 12 you to look at is tonight, but I would like to go 13 through these, and hopefully you're all good with 14 them. 15 So going through them, the very 16 first one is that, again, we want a five-foot 17 minimum buffer yard. We want it adjacent to all 18 non-Legacy Code areas. So basically we're doing a 19 perimeter all the way around the Legacy District to 20 distinguish the Legacy District from non-Legacy 21 District property. 22 So a buffer yard is required</p>	<p style="text-align: right;">Page 68</p> <p>1 together. So we're not going to require them to 2 add some buffering in between those if it's next to 3 another parking lot. 4 Consideration will be given to 5 waive the buffer yard requirement if the adjacent 6 property is not within the Legacy District but also 7 includes a commercial component. So we have some 8 edges that we discovered that -- again, we don't 9 want a buffer yard between two parking lots in the 10 district, but what if it's next to a property that 11 has a parking lot and it's outside of the district? 12 We would want them to be able to move back and 13 forth freely on those. 14 C is between residential uses. And 15 this is only when you have a difference between 16 densities. So a buffer yard is required between a 17 single family detached structure. So if it's a 18 single family home and somebody's building a 19 multi-family next to it, we would required a buffer 20 yard. 21 A buffer yard is required adjacent 22 to a surface parking lot or a parking area -- and</p>
<p style="text-align: right;">Page 67</p> <p>1 between any property within the Legacy District 2 except for single family detached homes. So if 3 it's just a single family home, that's not 4 required. And any property outside the Legacy 5 District. 6 Second, between commercial and 7 non-commercial -- between commercial and 8 non-commercial uses. So this is something we do 9 out in the rest of the village. Whenever you have 10 two dislike uses, you want to make sure you buffer 11 between them. So that was the point of this one. 12 A buffer yard is required between 13 commercial and non-commercial uses. In order to 14 promote shared parking facilities though, 15 properties with a commercial component are not 16 required to provide buffer yards when adjacent to a 17 property that also includes a commercial component. 18 Because in the downtown area, you know, we have 19 much higher density and we've tried to put all that 20 parking behind the buildings, and so we may want to 21 keep -- and we got the alley back there. We may 22 want to have the parking areas kind of join</p>	<p style="text-align: right;">Page 69</p> <p>1 that would include driveways -- that about a use 2 outside a Legacy area, except as provided in B 3 above. Again, auto related uses you have to buffer 4 unless it's parking lot next to parking lot. 5 And the last is the alley buffer. 6 And this was already in there, that a buffer yard 7 it not required between a parcel within the Legacy 8 Code area and an alley. However, a buffer yard is 9 required where that alley abuts property outside of 10 the Legacy District. 11 So again, because we did not write 12 the original ordinance, we really wrestled with 13 what the intent was in this language. It left so 14 many holes and so many different possibilities. 15 And I really was trying to not change this code 16 very much so it would be easy and we just were 17 tweaking a few sentences. At the end of the day, 18 it just didn't make sense to keep it that way. 19 Now, the buffer yard table would 20 remain in there because it basically tells you how 21 many trees and so forth you need. We have in our 22 landscape ordinance as well. It's not exactly the</p>

<p style="text-align: right;">Page 70</p> <p>1 same, but -- this one's a little more stricter. 2 Does anyone have any questions 3 about that? Does that make sense? 4 (NO RESPONSE.) 5 MS. WALLRICH: Okay, good. All right. This is 6 the fun stuff. 7 MS. KISLER: Yeah. 8 MS. WALLRICH: What I would suggest -- 9 MS. KISLER: I have the map of the properties. 10 MS. WALLRICH: Do you have the one from the 11 letter? 12 MS. KISLER: Uh-huh. 13 MS. WALLRICH: Okay. Let's skip this and let's 14 go straight into the code, the text amendments, 15 the pdf. 16 MS. KISLER: You don't want to talk about this? 17 MS. WALLRICH: I thought you said you had -- 18 MS. KISLER: I have the map of the properties. 19 MS. WALLRICH: Like we sent out in the letters, 20 yeah. Here. There you go. 21 MS. KISLER: So all right. 22 MS. WALLRICH: Our dog and pony show. We just</p>	<p style="text-align: right;">Page 72</p> <p>1 anybody that was involved in the first time around, 2 they knew exactly what was gonna happen on this 3 property. But because somebody goofed up on the 4 legal description, I want to make sure all that's 5 clear. 6 Then, because typically when we do 7 a rezoning we always send out notices 250 feet 8 around the property that's rezoned, so we had to 9 send other 351 letters to all the properties that 10 were 250 feet away from those 14 properties. And 11 again, because some of them overlapped, we tried to 12 reduce that so nobody was getting more than one 13 letter. 14 MR. MATUSHEK: So you're telling me on 15 March 2nd I'm going to have 8,000 people here 16 saying I got a letter? 17 MS. WALLRICH: Well, I certainly hope not, 18 because we were very explicit in what the letters 19 are. And we got a quick link in the letters. We 20 directed them all to our website with a quick link 21 that explains everything. 22 MR. MATUSHEK: Okay.</p>
<p style="text-align: right;">Page 71</p> <p>1 didn't have time to rehearse. 2 Just before you say that, I just 3 want to let you know -- I was gonna say it at the 4 end -- we sent out letters -- we sent out 887 5 letters a day before yesterday. 6 MS. KISLER: Tuesday. 7 MS. WALLRICH: Tuesday. That's why we're all 8 dizzy. We sent letters to every single property 9 owner in the district, number one. We sent letters 10 to every -- certified letters to 14 properties that 11 had these scrivener's errors on this map. And 12 Stephanie's going to talk about that. We sent that 13 certified plus U.S. mail because I didn't want 14 somebody to not get their certified mail and claim 15 they never heard about this. 16 And the reason why we're treating 17 those separately is because, whether it was a legal 18 description discrepancy or there was a mapping 19 discrepancy, in some ways it is really a map 20 amendment that we're doing on there which is a 21 rezoning. So technically I want to make sure that 22 they're aware of that. At the end of the day,</p>	<p style="text-align: right;">Page 73</p> <p>1 MS. WALLRICH: We've gotten -- one person came 2 in, and I don't think we've gotten any calls yet, 3 but it's still early. We've talked to our staff 4 and kind of did a little schooling so some of the 5 staff could answer questions. You know, damned if 6 you do and damned if you don't. 7 MR. MATUSHEK: As long as everyone is on the 8 same page. 9 MS. WALLRICH: I think Stephanie's done an 10 excellent job in coordinating this map and 11 explaining what they are. You know, we want to get 12 the word out. That's I think the best way to do 13 it. 14 MR. MATUSHEK: No, I think you have to. Any 15 time you're fooling with the legal description or 16 rezoning, everyone is entitled to certainly be 17 aware of it. 18 MS. WALLRICH: When we write those, I'm trying 19 to think I'm speaking to my grandmother and trying 20 to explain it to them. Because, you know, you have 21 people that have property and it's very scary when 22 they get a letter from the village. And I wanted</p>

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1 to say it to be as understandable and in plain
2 English as it could.

3 MR. MATUSHEK: So even though we're explaining
4 the legal description that was somewhat in error,
5 we're giving them a non-legal explanation.

6 MS. WALLRICH: Correct. And hopefully you all
7 can be our spokes people out in the public as well
8 because, you know, there will be a lot of
9 questions, so --

10 MR. JANOWSKI: I have one quick question. Was
11 the mailings consistent the way the 351 went out to
12 be certified?

13 MS. KISLER: 250.

14 MS. WALLRICH: Those don't go certified.
15 That's the way we --

16 FROM THE AUDIENCE: Do you want to see what it
17 looks like? I got it today in the mail.

18 MR. KRONER: Do you understand it?

19 FROM THE AUDIENCE: No. I mean, maybe the
20 quick link is clear. But I just got it at quarter
21 after seven. By if you think all of this is
22 clear --

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1 MS. WALLRICH: That's a legal description.

2 FROM THE AUDIENCE: Exactly. So I haven't had
3 a chance to look at this quick link. But, I mean,
4 I'm -- I'm at a dead end.

5 MR. MATUSHEK: That's my concern. I want to
6 make sure that folks like you understand that all
7 we're trying to do is help clear up the scrivener's
8 error and that's what's going on, not that
9 somebody's doing something, you know, that's gonna
10 affect your property rights adversely.

11 So if that's not clear, then I
12 would like you to hang around afterwards because I
13 would like to take a look and see what I can expect
14 coming down the road, too, if you don't mind. Stop
15 by and say hi.

16 MR. JANOWSKI: Commissioner, can we get a copy
17 of that letter, too?

18 MR. MATUSHEK: Yeah.

19 MR. JANOWSKI: Or at least have it mailed.

20 MR. MATUSHEK: Okay. You don't have a sample
21 of that floating around?

22 MR. JANOWSKI: Or give a copy to all of us.

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1 MS. KISLER: I can pull it up on the screen.

2 MR. MATUSHEK: Yeah.

3 MS. WALLRICH: I can email it. I think the
4 scariest part of anything -- it's like, when we
5 send out a rezoning letter to 250 radius around,
6 it's pretty much a copy of the legal notice, and
7 the legal notice always has a legal description and
8 that's always the scariest part because people
9 aren't used to reading the legal description of
10 their property.

11 Now, if you can imagine, the legal
12 description for the Legacy District is voluminous.
13 It's the four pages that she's showing. And it was
14 \$3,360 to put it in the paper because it's so big.
15 And it's just because it's a big district. You
16 know, if it was one property, it would just be one
17 little stencil. But I think a lot of people, not
18 everybody, a lot of people are familiar with what a
19 legal description looks like if they've ever seen
20 their plat of survey or something like that.

21 MR. MATUSHEK: Oh, sure. You know, I'm just
22 concerned that a number of people are intimidated

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1 by legalese. Being a lawyer myself, and for
2 instance -- and I'm just a trial lawyer. I don't
3 get into this real estate stuff. But when I talk
4 to people, I'm trying to talk to them as a human
5 being. I don't want to seem like I'm from Harvard
6 and talking down to you in some multi-semantic
7 terms that you've never heard of before, so --

8 MS. WALLRICH: I think the scrivener's errors
9 was really the hardest ones to try to get across
10 what was going on there. The other ones were
11 pretty easy to explain. So, you know, we did our
12 best, and hopefully we can get the idea across.

13 MR. MATUSHEK: Okay.

14 MS. WALLRICH: I know I took -- every time I
15 said scrivener, I said clerical error, because
16 scrivener is a scary term anyway. I wanted to say
17 typo, and that wasn't --

18 MR. MATUSHEK: Yeah. It's not like we're going
19 with a Charles Dickens novel in the back room
20 somewhere.

21 MS. WALLRICH: But I always said clerical.

22 MS. KISLER: If you want, I can read this.

<p style="text-align: right;">Page 78</p> <p>1 It's eight pages long including all the legal 2 descriptions. So this is just kind of the -- this 3 is the beginning preface text just to let them know 4 why they're getting the letter and giving them some 5 history as to what's going on. 6 MS. WALLRICH: And that's actually what we put 7 on every one of ours. When we send out a 250 8 notice, we always say you're being notified of this 9 public hearing because village records indicate 10 that you own and/or reside on the property that is 11 located within the village's downtown area. And 12 that's, you know, right in the beginning they know 13 why they're getting it. I'm not gonna read through 14 the whole thing. 15 MR. MATUSHEK: That's fine. 16 MS. WALLRICH: The second paragraph then just 17 goes into the history that we've talked about here, 18 what happened in 2009, what happened in 2011. I 19 think the biggest thing is the second to the last 20 sentence here. The village is not expanding the 21 Legacy District except for those two parcels and is 22 only correcting errors to be consistent with the</p>	<p style="text-align: right;">Page 80</p> <p>1 contracted with an engineer to go through it line 2 by line, and that's when these errors were 3 discovered. 4 MR. MATUSHEK: I guess my preference would have 5 been -- because I'm real big on primacy and 6 reason -- just to have put your last sentence in 7 the second paragraph up in the beginning so the 8 people got your message up front. Because by the 9 time they're reading down here, I can see the 10 eyeballs rolling back and people starting to freak 11 out and all that. But we can deal with it. 12 Sometimes it's better to hit people up front 13 instead of giving them a paragraph of history 14 because, you know, they get a little confused. 15 It's just me. 16 MS. WALLRICH: I agree. 17 MR. MATUSHEK: Sometimes I think it's better 18 just to be clear from the beginning. 19 MS. WALLRICH: We rewrote this several times. 20 MS. KISLER: So I was just going to scroll 21 through the rest of it so you can see quickly. We 22 included not only those map amendments on the next</p>
<p style="text-align: right;">Page 79</p> <p>1 Legacy plan and the figures within the Legacy Code. 2 MS. KISLER: So really quick on that note for 3 the people in the audience that are not sure what 4 that means, just so you know, what this scrivener's 5 errors are doing are making the text of the legal 6 descriptions consistent with what we show on our 7 zoning map. So the zoning map has always shown -- 8 FROM THE AUDIENCE: Incorrectly. 9 MS. KISLER: Well, it's shown what we intended, 10 but the text is incorrect. So we are basically 11 making sure there are no more incorrect typos as 12 Paula might call it, or scrivener's errors, in the 13 text so that what's shown visually on the map is 14 correct. So just making sure that they match. And 15 we're not changing anything necessarily, except for 16 I think actually two properties, and one was half 17 zoned by error and that is the one that is 18 expanding the district because we're including the 19 entire parcel. 20 MS. WALLRICH: And they would not have been 21 found -- actually, this was originally adopted in 22 2011. It wasn't until 2015 when we actually</p>	<p style="text-align: right;">Page 81</p> <p>1 page, but we said also for the text amendments, 2 too, so that we weren't just notifying for one or 3 the other. We wanted to make sure both were 4 included so that we were as transparent as 5 possible. 6 So again, you can see those four 7 topics that we're separating; the commercial, the 8 uses, the landscaping and then updating figures 9 that we're talking about in relation to these map 10 amendments for these scrivener's errors. 11 This is the notice that we sent to 12 property owners in particular. 13 MS. WALLRICH: Only 14. 14 MS. KISLER: Well, there's 15 because one got 15 sent also to their tax mailing address, as well as 16 their physical address. So this one said in red, 17 very large, your property is one of the properties 18 within the scrivener's error as highlighted below. 19 There's additional information. And so as an 20 example, we highlighted their property 21 specifically. And we sent these individually for 22 each address and also included a short blurb right</p>

<p style="text-align: right;">Page 82</p> <p>1 here at the bottom of that page saying, you know, 2 what was going on with that particular property. 3 MS. WALLRICH: So use that one as an example. 4 MS. KISLER: Yeah. So this property as 5 example, 17205 68th Court, was mistakenly included 6 in the legal description for neighborhood flex in 7 2011 when the Legacy Code was adopted. The figures 8 within the Legacy Code currently do not reflect the 9 property as being within the Legacy District, so no 10 visual changes are required to any village maps as 11 part of this map amendment rezoning. 12 When your property is removed from 13 the legal description of the NF zoning district, 14 the property will revert back to being zoned R-4, 15 single family residential. 16 MS. WALLRICH: So go back to your map and show 17 them where 14 is. 18 MS. KISLER: So the next page is the map that 19 corresponds with the 14 number. And as you look 20 here, 14 is going to be this property over here. 21 So these people in this neighborhood here were 22 actually somehow included in the Legacy District</p>	<p style="text-align: right;">Page 84</p> <p>1 explain to each one. 2 MR. MATUSHEK: And I'll be flying back from 3 Ohio from a final pretrial so, you know, I just 4 would like to get up to speed -- 5 MR. CONNELLY: Mr. Chairman, I think a good 6 point to make, maybe trying to wrap up the notice 7 thing, again, they are technically doing a 8 rezoning. Even though it's just a little mistake 9 here, still it's a technical process. And again, 10 my advice -- I was with Paula and Stephanie -- more 11 notice is going to be better. We killed a lot of 12 trees, don't get me wrong. 13 FROM THE AUDIENCE: I think what would have 14 made it easier and not as worrisome to me is if you 15 would have given the definitions for these codes 16 right here. What does NF mean? What does R-4 17 mean? I mean, to find that if you're not familiar 18 with the village website, oh, my God. 19 MR. MATUSHEK: And thank you for that because 20 that's something I think we all -- 21 FROM THE AUDIENCE: Yeah. And a lot of people 22 don't have computers.</p>
<p style="text-align: right;">Page 83</p> <p>1 zoning district, but our maps would always show 2 them at R-4. 3 MS. WALLRICH: The legal -- the legal 4 description. So no one really knew it, because 5 whoever reads the legal description? 6 MR. MATUSHEK: I understand. 7 MS. WALLRICH: So for those property owners, 8 they probably never even knew there was something 9 ary in the way it was written. 10 MS. KISLER: Yes. So that paragraph basically 11 says the map never showed you in it, we're just 12 taking you out of it. 13 MR. MATUSHEK: And I think this is a nice 14 graphic to show right up front before we start 15 talking and confusing people, so we can explain 16 nothing's happening to you except putting you right 17 where you were supposed to have been, other than 18 somebody making an error, if you will. 19 MS. WALLRICH: I think the 14 properties that 20 are going to be the scrivener's error are going to 21 be the most confusing part of this. And there's no 22 other way to attack it, you know. We had to</p>	<p style="text-align: right;">Page 85</p> <p>1 MS. WALLRICH: True. That's a good point. 2 MR. CONNELLY: Just to be clear, if you saw it 3 in the notice, what you're going to get in two 4 weeks -- there's five public hearings. So the 5 first time this went up there was one hearing. So 6 this one we've been covering now for however many 7 different workshops. And there's a lot here. And 8 we can't presume your votes. You may all agree on 9 one part and maybe on another -- you have that 10 right to take those votes, so -- 11 FROM THE AUDIENCE: And just talking about my 12 neighborhood, 68th Court, that's the dead end. 13 People are going to assume that's it's gonna be a 14 problem with the dead end. We don't want that to 15 go through. I mean -- 16 MR. CONNELLY: So just what's going to happen, 17 too, is there's going to be five. First one is an 18 open commercial. Open it and close it. If you're 19 ready, vote. You don't have to vote that day. You 20 can move it and move onto -- and you're going to 21 open another public hearing. And you may get 22 through three of them, you may get through one of</p>

<p style="text-align: right;">Page 86</p> <p>1 them, you know. You're going to have to --</p> <p>2 MR. MATUSHEK: Just trying to get through all</p> <p>3 of them.</p> <p>4 MR. CONNELLY: Right. But there will be</p> <p>5 separate votes.</p> <p>6 MS. WALLRICH: But this lady's point -- do you</p> <p>7 live on that cul-de-sac there, is that what you're</p> <p>8 saying?</p> <p>9 FROM THE AUDIENCE: I live on 68th Court.</p> <p>10 MS. WALLRICH: Because there's only five</p> <p>11 properties. You know, it might be in our better</p> <p>12 interest to contact each one of them by phone or</p> <p>13 something.</p> <p>14 FROM THE AUDIENCE: And just explain what those</p> <p>15 mean. But whoever got it on my street -- I'm on,</p> <p>16 you know, the end towards the fire department, you</p> <p>17 know, south of the dead end, so --</p> <p>18 MS. WALLRICH: Yeah.</p> <p>19 MR. JANOWSKI: I got a question. I'm sorry.</p> <p>20 FROM THE AUDIENCE: I mean, it's a big issue as</p> <p>21 far as traffic and that, you know. People are not</p> <p>22 happy.</p>	<p style="text-align: right;">Page 88</p> <p>1 one button to push.</p> <p>2 MS. KISLER: The first thing we see in bold</p> <p>3 here is that we're going to hold a workshop tonight</p> <p>4 and a public hearing on March 2nd here in the</p> <p>5 council chambers at 7:30 in the Village Hall. We</p> <p>6 say right here, here is the topics of the text</p> <p>7 amendments, here are the proposed map amendments</p> <p>8 for rezonings. There's 14 properties. Right here</p> <p>9 we have the link to tonight's packet, and then for</p> <p>10 the March 2nd meeting we have the legal notices for</p> <p>11 those public hearings, the map of the proposed</p> <p>12 amendment which is what we had on the screen a</p> <p>13 minute ago, and then the description that go along</p> <p>14 with that map.</p> <p>15 And this is the document --</p> <p>16 actually, let me click on this. This goes through</p> <p>17 each of those 14 properties and gives that</p> <p>18 description of what's going on with that property.</p> <p>19 MR. MATUSHEK: Okay. And I think, again, to</p> <p>20 the neighbor's point, where do they find the</p> <p>21 definition of NF?</p> <p>22 MS. WALLRICH: We can do that tomorrow.</p>
<p style="text-align: right;">Page 87</p> <p>1 MS. KISLER: This does not effect the dead end.</p> <p>2 FROM THE AUDIENCE: I understand that. But</p> <p>3 that's what people are gonna be thinking. That's</p> <p>4 what's gonna scare them, you know, because it's not</p> <p>5 explained. We don't know what those codes mean.</p> <p>6 MR. MATUSHEK: Right. It's good to know ahead</p> <p>7 of time. Thank you.</p> <p>8 FROM THE AUDIENCE: So, I mean, it's a few</p> <p>9 phone calls, but that's not a bad idea.</p> <p>10 MR. MATUSHEK: Yeah, I think that's a good</p> <p>11 suggestion. Okay. Commissioner Janowski had a</p> <p>12 point.</p> <p>13 MR. JANOWSKI: Just a quick point. Is it on</p> <p>14 the website? As far as on the website, it's a</p> <p>15 great point as far as the 10,000 level description</p> <p>16 of what it effects to, you know, if you're going</p> <p>17 from NF to R-4. Obviously, you know, we don't need</p> <p>18 14 different descriptions because some of them are</p> <p>19 the same. But if we can get that on what that</p> <p>20 means and maybe bold a simple description.</p> <p>21 MS. WALLRICH: See where she's at here? We</p> <p>22 made it the very top quick link, so you just have</p>	<p style="text-align: right;">Page 89</p> <p>1 MR. JANOWSKI: And you can put it in the front</p> <p>2 of that?</p> <p>3 MS. WALLRICH: It's in the Legacy Code and</p> <p>4 things. But again, this is easy for us, but not</p> <p>5 easy for other people.</p> <p>6 MR. MATUSHEK: Yes. And that's my concern,</p> <p>7 because I know it's easy when you deal with it all</p> <p>8 the time. But for the average Joe who gets a</p> <p>9 letter and they can't even read the code, that's</p> <p>10 where problems get started, because right away</p> <p>11 they're like, what's this mean? If we just come</p> <p>12 out in front and say what NF is, some of those</p> <p>13 things are I think just gonna help save you lots of</p> <p>14 phone calls.</p> <p>15 MR. STANTON: Paula, when did the letters go</p> <p>16 out?</p> <p>17 MS. WALLRICH: Tuesday.</p> <p>18 MR. STANTON: And did a lot of calls come in?</p> <p>19 MS. WALLRICH: One person came in. But, I</p> <p>20 mean, it's early yet.</p> <p>21 MR. STANTON: Okay. But if people call up,</p> <p>22 there's going to be able to be someone that can</p>

<p style="text-align: right;">Page 90</p> <p>1 get --</p> <p>2 MS. WALLRICH: Yes. We trained staff. And</p> <p>3 Stephanie and I are probably the only ones that can</p> <p>4 dig deep, you know. But we gave a little session</p> <p>5 today.</p> <p>6 MS. KISLER: We provided a phone number, an</p> <p>7 email address they can send messages to, as well as</p> <p>8 directing them to this web page.</p> <p>9 MR. KRONER: So expectations are you guys will</p> <p>10 put the description and definition of what the</p> <p>11 codes are very easily readable.</p> <p>12 MS. WALLRICH: Yep.</p> <p>13 MR. JANOWSKI: To navigate.</p> <p>14 MR. KRONER: And then, can you guys maybe make</p> <p>15 it a point to have someone from your office call</p> <p>16 each of those ahead of the March 2nd meeting to see</p> <p>17 if there's any questions?</p> <p>18 MS. WALLRICH: Yeah, sure.</p> <p>19 MR. KRONER: It's only 14 people, right?</p> <p>20 MS. KISLER: Well, some of the properties might</p> <p>21 not necessarily have a number because it would</p> <p>22 depend on the water bill.</p>	<p style="text-align: right;">Page 92</p> <p>1 MS. WALLRICH: Tomorrow.</p> <p>2 MS. KISLER: Do you mean the zoning districts?</p> <p>3 MS. WALLRICH: I can do that tomorrow.</p> <p>4 MR. KRONER: Yeah, just so it's easily</p> <p>5 identifiable. That will help you, ma'am? So it</p> <p>6 will be right there easily navigatable? You can</p> <p>7 easily navigate it.</p> <p>8 MS. WALLRICH: Navigatable.</p> <p>9 MS. KISLER: And if there's anything else that</p> <p>10 anyone thinks that would be beneficial to include,</p> <p>11 just let me know via email and I will get it on</p> <p>12 there.</p> <p>13 MR. KRONER: Thank you.</p> <p>14 MS. WALLRICH: People get tired of reading, I'm</p> <p>15 sure, but at the bottom of this we have another,</p> <p>16 you know, long one.</p> <p>17 MS. KISLER: The first and last paragraph are</p> <p>18 from the notice, and then in the middle we kind of</p> <p>19 filled in the gap with the history of why we're</p> <p>20 here, why we're here. So that's there for your</p> <p>21 reading pleasure. And again, if there's anything</p> <p>22 else you would like to add to this page or any</p>
<p style="text-align: right;">Page 91</p> <p>1 MR. KRONER: Those that you can identify, if</p> <p>2 you would please call them. Like the neighbor</p> <p>3 here, if she owned one of the properties, we can</p> <p>4 contact her. Okay.</p> <p>5 MR. MATUSHEK: Okay.</p> <p>6 MR. JANOWSKI: I think we already got an</p> <p>7 answer. We have to navigate a little better.</p> <p>8 MR. SHAW: I might suggest that as we set up</p> <p>9 the agenda of that meeting, we should be strategic</p> <p>10 about the order of them. If we're going to have</p> <p>11 the folks here, take that first and let them go</p> <p>12 home, and then whatever the next controversial one</p> <p>13 would be.</p> <p>14 MR. JANOWSKI: We're residents. We have to be</p> <p>15 here all night.</p> <p>16 MR. MATUSHEK: Attorneys are hard core. We'll</p> <p>17 take that into consideration.</p> <p>18 MR. JANOWSKI: Yeah, that's probably a good</p> <p>19 idea. This way it's fresh.</p> <p>20 MR. MATUSHEK: Yeah, that's a good point.</p> <p>21 MR. KRONER: So you guys think by Monday we'll</p> <p>22 have the description of the codes on the website?</p>	<p style="text-align: right;">Page 93</p> <p>1 other information you think is necessary, we're</p> <p>2 always taking recommendations of how we can</p> <p>3 communicate better.</p> <p>4 MR. KRONER: Okay.</p> <p>5 MS. KISLER: So with that, the last thing we</p> <p>6 have in the power point --</p> <p>7 MS. WALLRICH: You want to do the summary now</p> <p>8 or go through the other thing?</p> <p>9 MS. KISLER: Just the figures. I just want to</p> <p>10 mention all these figures. And I will apologize.</p> <p>11 I sent you that highlighted version and I forgot to</p> <p>12 highlight the very first one, Figure 1.c.1, in your</p> <p>13 Legacy Code packet. I got all the other ones</p> <p>14 though, but I missed highlighting that one. I</p> <p>15 know. I'm sorry. I missed one. But I just wanted</p> <p>16 to make sure and catch that for you all.</p> <p>17 MR. MATUSHEK: So tell me, at night do you have</p> <p>18 visions of these maps and diagrams floating through</p> <p>19 your head?</p> <p>20 MS. KISLER: I do.</p> <p>21 MR. MATUSHEK: Or how do you sleep?</p> <p>22 MS. KISLER: You know, it's tough sometimes.</p>

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1 MS. WALLRICH: And this is it right here.

2 MS. KISLER: Between the two of us, we hope not

3 to miss anything, but when do --

4 MS. WALLRICH: I will tell you right now, there

5 will be a mistake. I can guarantee there will be

6 something.

7 MR. MATUSHEK: As long as we catch it before

8 everything is approved. That's why we're here. I

9 always tell my people in the office, you can make

10 all the mistakes you want, as long as it isn't in

11 the court file.

12 MS. KISLER: Please, if you see anything that

13 needs correcting, please tell us. And thank you

14 for catching those things.

15 MS. WALLRICH: Yes. We have to have Tony come

16 in and do some editing.

17 MS. KISLER: Just quickly, this is the one

18 parcel that is expanding the Legacy District

19 technically. This is in the downtown core. This

20 is the parcel that was half zoned. So, again, this

21 is the one part where the Legacy District

22 technically expands to include the entire parcel

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1 and is kind of an odd shaped parcel.

2 MR. KRONER: Can you explain one more time

3 which parcel --

4 MS. KISLER: Right now that parcel is the

5 former drive-thru for the First Midwest Bank. So I

6 think it's got the Fiats parked to the west of it.

7 And it needs to be redeveloped at some point. So

8 we want to make sure it's not half the downtown

9 core and half B-4, because that would make for a

10 very awkward looking site.

11 All right. This is another one.

12 We wanted to make sure we changed that label. It

13 says neighborhood general where it should say flex.

14 This is Figure 2.E.2.

15 And I did note one other thing that

16 is important on the neighborhood flex front page.

17 These numbers here were actually I think just

18 copied from the neighborhood general, so I wanted

19 to let you know that we want to update those

20 numbers just to be consistent with the correct

21 pages.

22 MR. MATUSHEK: Okay.

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1 MS. KISLER: So I wanted to make sure that that

2 was pointed out to you at the meeting here, because

3 that was not in our last presentation.

4 So everyone is okay with fixing

5 some numbers? That would be great. And that's the

6 summary of the figures.

7 We went through this last time just

8 showing you the rescinded amendments. If anyone

9 wants me to slow down for these particular ones.

10 We just wanted to show you we went through all of

11 them.

12 MS. WALLRICH: We took care of them all.

13 MS. KISLER: Yep. And so, Paula, would you

14 like me to take over the summary or --

15 MS. WALLRICH: No, that's fine. Check, check,

16 check.

17 MS. KISLER: So we went through the rescinded

18 amendments. We went through the Plan Commission

19 comments from last time and the resident concerns.

20 We addressed the Citizen Advisory comments. Like

21 Paula said, they primarily agreed with everything

22 we said at the last workshop here. And so it's

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1 nice to have two sets of eyes, or I guess more like

2 20 sets of eyes, looking at those recommendations

3 from last time.

4 We talked about commercial tenant

5 depth. We can go back to that when we show the

6 pages here in a minute. We did talk about 50-foot

7 depth requirement in order to maintain the

8 commercial viability, not get really shallow spaces

9 that are essentially fake commercial storefronts.

10 We discussed accessory residential

11 uses. We discussed residential lobbies. We are

12 going to allow those as permitted and not put any

13 percentage or width restrictions on them. We

14 discussed revised buffer yard requirement language.

15 Everyone seemed comfortable with those instances

16 where the five-foot buffer yard would be required.

17 We discussed the map amendments and

18 rezoning, and those notices that we sent out, not

19 only for the map amendment, but also for the text

20 amendment.

21 We also have discussed -- or we're

22 about to discuss the Legacy Code pages. If you

<p style="text-align: right;">Page 98</p> <p>1 would like for me to go through just the pages that 2 have the highlighting on them, I'd be happy to do 3 that. If you feel comfortable with them, we can 4 move on. It's your preference, Chairman. 5 MR. MATUSHEK: I'll get the sense of the 6 Commission. Does anyone need further clarification 7 on the pages you think or -- 8 MR. SHAW: No. 9 MR. DOMINA: No. 10 MR. MATUSHEK: Okay. I'm hearing a resounding 11 we're good. 12 MS. KISLER: Okay. I did want to point out the 13 depth portion really quickly because we didn't talk 14 about that much earlier. 15 MR. MATUSHEK: Okay. 16 MS. KISLER: And I'll just show you one 17 example. Okay. Right here on this slide I just 18 want to show the update to these tables because we 19 updated all of the tables throughout the Legacy 20 Code so that we're much more clear about the street 21 level can be this and the upper level can be that. 22 Before, we just said street level and second floor.</p>	<p style="text-align: right;">Page 100</p> <p>1 see when it's required versus when it's permitted. 2 FROM THE AUDIENCE: Whoa, whoa, whoa, whoa. 3 Where is 2.A.2? 4 MS. KISLER: Let me get to it real quick. 5 Going the wrong way. 6 MS. WALLRICH: So just like we were talking 7 before, wherever those red dots are. 8 MS. KISLER: The figure on the right here. So 9 it says if -- I'm sorry. Yeah. If street level 10 commercial is not required in Figure 2.A.2 -- so if 11 there is not an orange dot -- then street level 12 residential is permitted. 13 FROM THE AUDIENCE: Okay. I gotcha. 14 MS. KISLER: So it says very clearly look at 15 that figure. 16 MS. WALLRICH: It was implied before. Again, 17 what we're just trying to do is make things clear 18 so that there's no guess work. 19 FROM THE AUDIENCE: Got it. 20 MS. KISLER: Everyone okay with how those are 21 added in there? Does it make sense? Is there any 22 way that we can make it more clear or add something</p>
<p style="text-align: right;">Page 99</p> <p>1 But what if there's a third floor, a fourth, a 2 fifth, sixth, and in the downtown core, even the 3 seventh floor? 4 So we clarified here by saying 5 upper consistently, and we also split residential 6 into street level and upper level so you can tell 7 very clearly what's allowed on the street level and 8 what's not. You can see the symbols here that 9 correspond. For street level commercial, there is 10 a triangle. And that little note on the side 11 underneath the table for the triangle says the 12 commercial space must be a minimum depth of 50 13 feet. So that's where we incorporated the depth 14 requirement. 15 And then for street level 16 residential, you can see we added squares. And it 17 says very clearly there next to the square, if 18 street level commercial is not required in 19 Figure 2.A.2 -- which is the figure with the little 20 orange dots along the street phase -- then street 21 level residential is permitted. So it says there 22 very clearly basically to reference that figure to</p>	<p style="text-align: right;">Page 101</p> <p>1 else? 2 MR. MATUSHEK: I think it's good. 3 MS. KISLER: Okay. All right. I think this is 4 it. 5 MS. WALLRICH: Is it on the report? 6 MS. KISLER: Yep. 7 MS. WALLRICH: All right. Then let's quickly 8 go through your draft so they know what they're 9 gonna get for the public hearing. 10 MS. KISLER: The pages? They said -- 11 MS. WALLRICH: Oh, they don't want to go 12 through it? 13 MR. CONNELLY: Okay. Good. 14 MR. MATUSHEK: No. I think we're okay. 15 MR. KRONER: We're good. 16 MS. KISLER: So you'll get one more updated set 17 of pages next time reflecting the comments tonight, 18 so -- 19 MS. WALLRICH: Yeah. So let's talk about, just 20 so we're clear, what are we changing? 21 MS. KISLER: We have residential lobby will be 22 permitted. We're going to add that there can be a</p>

<p style="text-align: right;">Page 102</p> <p>1 reception area or a doorman, if everyone is okay 2 with that. 3 MS. WALLRICH: Door person. 4 MS. KISLER: Door person. Politically correct. 5 We're going to strike laundry 6 facilities from the definition for accessory 7 residential use. We're going to change the word 8 primary to principal. And I think that's all for 9 the changes. Did I miss anything? 10 MR. MATUSHEK: I think you got it. 11 MS. WALLRICH: Well, we have two people taking 12 minutes, so we cannot forget anything. So we will 13 contact those property owners and -- 14 MR. MATUSHEK: Commissioner Janowski, did you 15 have something to add? 16 MR. JANOWSKI: Yeah. Just on page 14, it would 17 be number 13. 18 MS. WALLRICH: Of the staff report or in the 19 text? 20 MR. JANOWSKI: This is in the staff report, 21 current recommendations. It's just a correction. 22 It said flood. It should be floor.</p>	<p style="text-align: right;">Page 104</p> <p>1 night is when we catch something. And so then we 2 say, well, we caught that, is there something else? 3 MR. MATUSHEK: Yeah. What else is there? 4 MS. WALLRICH: And that just never stops. And 5 as I said, in all honestly, I've done comprehensive 6 rezonings before. It's actually not that big of 7 one, you know. I've done text ordinances. I've 8 done complete ordinance rewrites. And there's 9 always something you haven't thought about. I'm 10 not trying to give myself an excuse. But whenever 11 you touch a zoning ordinance, it hits something 12 somewhere else. 13 And so, you know what it comes down 14 to? Honestly, it comes down to trust, in that you 15 know we're trying to work in your best interest, 16 we're doing what we can to take what your concerns 17 are and incorporate them into a code. So we're 18 your professional staff. We've been hired here. 19 We're educated in doing this and we're working for 20 you in the best way we can. We've tried to 21 incorporate what you want to see. So will a 22 mistake happen? Yes, probably will.</p>
<p style="text-align: right;">Page 103</p> <p>1 MR. MATUSHEK: Just a typo there. Typo in the 2 word flood. It should be floor. 3 MR. JANOWSKI: Item 13. 4 MS. WALLRICH: Number 13. 5 MR. JANOWSKI: Yeah. 6 MS. WALLRICH: Oh, flood. You are wonderful. 7 You want to volunteer some time? 8 MR. MATUSHEK: I'm going to bring him back to 9 my office. I think he can clean up some of my 10 briefs. 11 MS. KISLER: I usually don't miss these things, 12 so thank you. 13 MS. WALLRICH: I mean, I thought Stephanie was 14 our eye because -- but thank you. But -- really. 15 MR. MATUSHEK: And let me thank both of you. 16 This is a lot of drudgery, a lot of hard work. And 17 I know a lot of people don't appreciate it, but I 18 certainly do. I know the Commission does. Because 19 there's very few people that will take the time to 20 do the things to get it done and get us where we 21 are. 22 MS. WALLRICH: I think what keeps us up at</p>	<p style="text-align: right;">Page 105</p> <p>1 MR. MATUSHEK: But you're right, Paula. I 2 think you're right. We're getting to a point where 3 at least we're working together. We're trying to 4 catch as many as we can. And you're right, none of 5 us are perfect. If we can have a second set of 6 eyes on things, we're all going to benefit to 7 get to that. I think you're right. You're taking 8 the time to inquire what the Commission's intent is 9 and trying to go forward with that. And I 10 appreciate it. 11 MS. WALLRICH: And really a big thank you to 12 CAC because we're up to ten meetings now. 13 MS. KISLER: Ten or eleven. 14 MS. WALLRICH: Ten or eleven meetings. And you 15 think these are long meetings and get down into 16 minutia, they dig deeper than you do. They get 17 into each individual issue. 18 So at the end of all this, you 19 know, we should have a big pizza party or 20 something. Open Meetings Act, you know. But we 21 should. 22 MR. MATUSHEK: All right. I'll pay for it so</p>

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1 we don't get in trouble. Don't worry. No village
2 funds will be used.
3 MS. WALLRICH: Okay.
4 MR. JANOWSKI: I'm sorry.
5 MS. WALLRICH: No problem. I hope you found
6 something else.
7 MR. JANOWSKI: On page 14, item nine and ten,
8 striking flood again and putting --
9 MS. KISLER: All right. I'll catch all the
10 floods.
11 MS. WALLRICH: Spell check doesn't catch that.
12 I don't see flood on this nine, number nine.
13 MR. JANOWSKI: Page 14, nine and ten. Or I'm
14 sorry. Ten.
15 MR. DOMINA: Ten.
16 MS. WALLRICH: Yeah, we already caught that
17 one. I thought that was the one you just said.
18 MR. MATUSHEK: That was 13.
19 MS. KISLER: Oh, we'll catch all the floods.
20 MR. JANOWSKI: No. You guys do a great job, a
21 fantastic job. I commend you. There's a lot of
22 work and thought and a lot of scenes behind, you

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1 know, just trying to put everything together in a
2 chronological order. And hats off to the good jobs
3 you always do and your team.
4 MS. KISLER: Okay. So what we're going to do
5 next, we're going to incorporate the comments from
6 this workshop that we went over, we're going to
7 provide the drafts from the text amendment and the
8 new pages and also more information about the map
9 amendments. You've got most of that already, but
10 we'll give you that sheet that tells you about each
11 particular property that we have on the website now
12 for your next packet.
13 MS. WALLRICH: And please use your own social
14 medias to try to get and answer questions, if you
15 don't mind. We don't have a large staff. And
16 we're right in the middle of budget and everything
17 else right now, so as much help as you can provide
18 in answering questions, we'd appreciate it.
19 MR. MATUSHEK: All right. You social media
20 types go right to it.
21 MR. KRONER: I was just gonna say, this is my
22 social media right here.

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1 MR. MATUSHEK: I'll let you do that part,
2 right.
3 FROM THE AUDIENCE: I'll do as much as I can,
4 Chairman.
5 MR. MATUSHEK: All right.
6 MS. WALLRICH: Okay.
7 MR. MATUSHEK: We are now at what? 9:15.
8 MS. WALLRICH: I can tell you if you're done
9 with workshop, don't let the next item scare you.
10 We're not starting a whole new subject on the sign
11 ordinance. I just wanted to get these. We have to
12 have a 15 day notice and I really didn't know how
13 this was going to go.
14 We did put in your packet some
15 information that we would like you to take a look
16 at. You know, I want to just keep this moving
17 because -- especially temporary signs continue to
18 be a headache. So I would like to open the public
19 hearing, if you don't mind. It's already noticed,
20 Chairman. If anybody has anything to say, fine,
21 but then table it to a date certain. And we have
22 it tabled to --

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1 MS. KISLER: March 16th.
2 MS. WALLRICH: March 16th. And so we'll pick
3 it up again on March 16th. Okay?
4 MR. MATUSHEK: All right. Is there a motion to
5 open the --
6 MR. CONNELLY: Wait. Paula, can I -- why don't
7 we just re-notice it to the 16th? Because we have
8 time.
9 MS. WALLRICH: Money and --
10 MR. CONNELLY: And I'd have to check the law
11 because generally the law is you can open the
12 public hearing -- I've always just continued it to
13 the next regular meeting. I don't know if you can
14 knock it down a month, but you've probably done it.
15 MS. WALLRICH: Many, many times, as long as you
16 are tabling it for a date certain, that's what I've
17 been told in the past. And I've done that before.
18 MR. CONNELLY: I've done it to the next
19 meeting.
20 MS. WALLRICH: Well, we can do it to the next
21 meeting and open it and table it to another one.
22 MR. MATUSHEK: Well, what do we need? We need

<p style="text-align: right;">Page 110</p> <p>1 15 days notice?</p> <p>2 MR. CONNELLY: We're going to move it to the</p> <p>3 16th. Yeah, just re-notice it. Or you want to</p> <p>4 handle it at the next meeting?</p> <p>5 MS. WALLRICH: Well, we can't. That's going to</p> <p>6 be the Legacy public hearing.</p> <p>7 MR. MATUSHEK: I mean, do we have anybody here</p> <p>8 that's concerned with the sign regulations tonight</p> <p>9 in the audience?</p> <p>10 FROM THE AUDIENCE: I have no testimony,</p> <p>11 Chairman.</p> <p>12 MR. MATUSHEK: Okay. Well, then I think we're</p> <p>13 okay then on just re-noticing for the 16th, if</p> <p>14 that's --</p> <p>15 MS. WALLRICH: I'm just being very budget</p> <p>16 conscious.</p> <p>17 MR. MATUSHEK: Okay. Well, what's it going to</p> <p>18 cost us?</p> <p>19 MS. KISLER: About \$150.</p> <p>20 MR. MATUSHEK: All right.</p> <p>21 MR. CONNELLY: I prefer that that be -- Paula,</p> <p>22 you're gonna hate me.</p>	<p style="text-align: right;">Page 112</p> <p>1 way, we can do it that way. But if you want to</p> <p>2 tackle it on the 16th, why don't you just re-notice</p> <p>3 it?</p> <p>4 MR. MATUSHEK: Okay. We have such a full</p> <p>5 agenda for the second.</p> <p>6 MS. WALLRICH: No, I wasn't going to tackle it</p> <p>7 at the next meeting. I was just going to table it</p> <p>8 again.</p> <p>9 MR. MATUSHEK: Okay. But the fact that it's on</p> <p>10 the agenda for next time would be just a little --</p> <p>11 MS. WALLRICH: You're the attorney. Whatever</p> <p>12 you want.</p> <p>13 MR. KRONER: You can take it out of my salary</p> <p>14 for the plan commission. Done.</p> <p>15 MR. MATUSHEK: See.</p> <p>16 MS. WALLRICH: I blew my budget on the \$3,368</p> <p>17 bill I got for the Legacy District.</p> <p>18 MR. JANOWSKI: Take it off my tax bill.</p> <p>19 MR. KRONER: \$150.</p> <p>20 MR. MATUSHEK: I know you're not trying to</p> <p>21 squander the postage.</p> <p>22 MR. CONNELLY: However, Mr. Chairman, I will go</p>
<p style="text-align: right;">Page 111</p> <p>1 MS. WALLRICH: No. I just feel bad that I</p> <p>2 noticed it in the first place. You know, my goal</p> <p>3 was just to try to keep these -- we've got this and</p> <p>4 the fence coming right up.</p> <p>5 MR. CONNELLY: If we move it to the next</p> <p>6 meeting, let's do it. But if you start skipping a</p> <p>7 meeting -- and you may be right. I just don't have</p> <p>8 it researched. I'd rather not do the research and</p> <p>9 come back.</p> <p>10 MR. MATUSHEK: Yeah, our next meeting is pretty</p> <p>11 full so --</p> <p>12 MR. JANOWSKI: Yeah, that's true.</p> <p>13 MS. WALLRICH: Would you feel comfortable if it</p> <p>14 was mentioned at the next meeting as well and it</p> <p>15 was tabled again?</p> <p>16 MR. CONNELLY: I've done the same public</p> <p>17 hearing for months, as long as they know at the</p> <p>18 same meeting.</p> <p>19 MS. WALLRICH: And there's no one here anyway,</p> <p>20 but it's noticed for this. So we can bring it up</p> <p>21 at the next meeting again, or not?</p> <p>22 MR. CONNELLY: Okay. If you want to do it that</p>	<p style="text-align: right;">Page 113</p> <p>1 on record. Our law firm will cover the \$150.</p> <p>2 MR. MATUSHEK: Very good. Let's do that.</p> <p>3 MR. KRONER: Thank you.</p> <p>4 MR. CONNELLY: You're welcome.</p> <p>5 MR. MATUSHEK: All this public spiritedness,</p> <p>6 I'm just overwhelmed tonight.</p> <p>7 MS. WALLRICH: But at least you have something</p> <p>8 when you're bored to read. You can read through</p> <p>9 that staff report.</p> <p>10 MR. SHAW: As a point of order then, is it</p> <p>11 necessary for us to table this item at all?</p> <p>12 MS. WALLRICH: It's been noticed. We should</p> <p>13 open it and close it. We should open the public</p> <p>14 hearing, see if there's any comments.</p> <p>15 MR. MATUSHEK: I think we can open it and</p> <p>16 indicate that we'll re-notice it for --</p> <p>17 MR. CONNELLY: You can open it and put on that</p> <p>18 we're going to re-notice it.</p> <p>19 MS. WALLRICH: So make a motion to open it.</p> <p>20 MR. MATUSHEK: So do we have a motion to open</p> <p>21 the public hearing regarding the text amendments</p> <p>22 related to the sign regulation?</p>

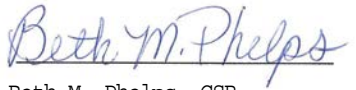
<p style="text-align: right;">Page 114</p> <p>1 MR. MOYLAN: So moved.</p> <p>2 MR. MATUSHEK: And is there a second?</p> <p>3 MR. JANOWSKI: Second.</p> <p>4 MR. DOMINA: Second.</p> <p>5 MR. MATUSHEK: Did you get who second it?</p> <p>6 MS. BENNETT: Now wait a minute. There were</p> <p>7 several. We'll give Mr. Janowski.</p> <p>8 MR. MATUSHEK: If Tony doesn't have a problem</p> <p>9 with it, you can give the second to John this time.</p> <p>10 MR. JANOWSKI: Give it to John.</p> <p>11 MR. MATUSHEK: And all those in favor of</p> <p>12 opening the public hearing, signify by saying aye.</p> <p>13 ALL BOARD MEMBERS: (In unison) aye.</p> <p>14 MR. MATUSHEK: Any opposed?</p> <p>15 (NO RESPONSE.)</p> <p>16 MR. MATUSHEK: Motion carries. We've discussed</p> <p>17 this a little bit before we opened the hearing.</p> <p>18 I'll ask again. Is there anyone in the audience</p> <p>19 that wants to testify to this this evening?</p> <p>20 (NO RESPONSE.)</p> <p>21 MR. MATUSHEK: And it seems to be the consensus</p> <p>22 of the Commission that we do want to keep moving</p>	<p style="text-align: right;">Page 116</p> <p>1 MR. MATUSHEK: Any opposed?</p> <p>2 (NO RESPONSE.)</p> <p>3 MR. MATUSHEK: Motion carries.</p> <p>4 Okay. Do we have any other</p> <p>5 comments from the Commission?</p> <p>6 MR. KRONER: I have one. Seeing how big the</p> <p>7 agenda is for the next meeting, would it be okay to</p> <p>8 move the start time to seven o'clock instead of</p> <p>9 7:30?</p> <p>10 MS. KISLER: We've already noticed it.</p> <p>11 MR. KRONER: Already noticed it. Shoot. Okay.</p> <p>12 MS. WALLRICH: And it is here.</p> <p>13 MR. KRONER: Right.</p> <p>14 MS. WALLRICH: We discussed that, so --</p> <p>15 MR. KRONER: Okay.</p> <p>16 MS. WALLRICH: Okay.</p> <p>17 MR. MATUSHEK: All right. Hearing none, we</p> <p>18 have comments from the public.</p> <p>19 MR. PAUSE: Thank you, Chairman.</p> <p>20 MR. MATUSHEK: You're on.</p> <p>21 MR. DOMINA: Is there time limits on the public</p> <p>22 comments?</p>
<p style="text-align: right;">Page 115</p> <p>1 forward, as Paula indicated, on this, but I believe</p> <p>2 due to the amount of business we will be conducting</p> <p>3 at the next meeting it probably would be best to</p> <p>4 consider it at the 16th. So given the 15 day</p> <p>5 notice requirement, I think it's the consensus of</p> <p>6 the Commission that we will table this for now and</p> <p>7 re-notice it for the 15 day notice period to be</p> <p>8 given sufficient time for the regular scheduled</p> <p>9 Plan Commission meeting on the 16th. Is that the</p> <p>10 date?</p> <p>11 MR. KRONER: The 16th.</p> <p>12 MS. WALLRICH: The 16th.</p> <p>13 MR. MATUSHEK: And if there is no other</p> <p>14 comments from the Commission, I think we can</p> <p>15 entertain a motion to close the public hearing.</p> <p>16 MR. MOYLAN: So moved.</p> <p>17 MR. MATUSHEK: It's been moved to close the</p> <p>18 public hearing. Is there a second?</p> <p>19 MR. DOMINA: Second.</p> <p>20 MR. MATUSHEK: All right. All those in favor,</p> <p>21 signify by saying aye.</p> <p>22 ALL BOARD MEMBERS: (In unison) Aye.</p>	<p style="text-align: right;">Page 117</p> <p>1 MR. CONNELLY: Four minutes.</p> <p>2 MR. PAUSE: Four minutes. And I will --</p> <p>3 MS. WALLRICH: Did we close that public</p> <p>4 hearing?</p> <p>5 MR. MATUSHEK: Yes.</p> <p>6 MS. WALLRICH: I'm sorry.</p> <p>7 MR. PAUS: Yes. Real quick, first of all,</p> <p>8 fantastic job by the Plan Commission tonight. I'm</p> <p>9 very proud of how -- you know, again, on how</p> <p>10 engaged everyone is. Again, Commissioner Shaw,</p> <p>11 Commissioner Kroner.</p> <p>12 Commissioner Janowski, excellent.</p> <p>13 I mean, you're on fire, like notices, all these</p> <p>14 little -- I mean, Chairman Matushek. Counsel</p> <p>15 Connelly as always, just great.</p> <p>16 I want to also -- I'm very pleased</p> <p>17 tonight. This is the first commission meeting</p> <p>18 that's ever been Facebooked live, to my knowledge.</p> <p>19 I'm getting some good feedback that everyone was --</p> <p>20 we could hear you, so that's good. And I hope to</p> <p>21 do this further in the future. And hopefully maybe</p> <p>22 Clerk Rea could do it, you know.</p>

<p style="text-align: right;">Page 118</p> <p>1 But in any case, this was an</p> <p>2 important meeting. I think we covered a lot of</p> <p>3 ground. Paula and Stephanie, I think you guys were</p> <p>4 very thorough, you know, in making sure that the</p> <p>5 Commissioners' wishes were heeded to. So, thank</p> <p>6 you.</p> <p>7 You know, I think this is how the</p> <p>8 town should run. I think meetings like this should</p> <p>9 be recorded so if there is a question, they can go</p> <p>10 back and instead of looking at the minutes, which</p> <p>11 are just a summary, you know, we could really dig</p> <p>12 down deep. This is what -- you know, we can put</p> <p>13 all of the questions to rest, especially since so</p> <p>14 many meetings back in 2015 were questioned. This</p> <p>15 is how we should do things going forward.</p> <p>16 So I want to thank everybody for</p> <p>17 being good sports and speaking very clearly and</p> <p>18 loudly. Thank you. And I hope to do this again in</p> <p>19 the very near future.</p> <p>20 MR. KRONER: Thank you.</p> <p>21 MR. MATUSHEK: Thank you. I appreciate the</p> <p>22 comments. Thank you.</p>	<p style="text-align: right;">Page 120</p> <p>1 MR. MATUSHEK: Patrick, welcome.</p> <p>2 MS. WALLRICH: He came back the second day, and</p> <p>3 that was the big test, because we overwhelmed him</p> <p>4 on the first day and he has not stopped moving</p> <p>5 since he got here. And he didn't need to be here</p> <p>6 tonight, but since his family is still down in</p> <p>7 Decatur, I'm taking advantage of his nights.</p> <p>8 MR. MATUSHEK: Oh, now I understand. Okay. I</p> <p>9 thought we had a live one here for a moment. Wait</p> <p>10 until the wife and kids come, then see what</p> <p>11 happens. All right.</p> <p>12 MS. WALLRICH: Update on Tinley Park Mental</p> <p>13 Health Center. We met with Doug Farr -- I can't</p> <p>14 keep my weeks straight. I think it was last week.</p> <p>15 And tried to get that up and running again. We're</p> <p>16 gonna have another strategic meeting on the 13th,</p> <p>17 very special day. And then we'll go to open houses</p> <p>18 on April 10th and April 12th. So trying to get</p> <p>19 that -- I'm sorry. No. April.</p> <p>20 MS. KISLER: You said April 10th and 12th.</p> <p>21 MS. WALLRICH: Yes.</p> <p>22 MS. KISLER: Not May?</p>
<p style="text-align: right;">Page 119</p> <p>1 Any other members of the public</p> <p>2 tonight for any comments?</p> <p>3 (NO RESPONSE.)</p> <p>4 MR. MATUSHEK: Hearing none, the Chair will</p> <p>5 entertain a motion to adjourn.</p> <p>6 MS. WALLRICH: You always ask us to give you a</p> <p>7 little more communication on other projects, so</p> <p>8 real quickly.</p> <p>9 MR. MATUSHEK: Oh, I'm sorry. I didn't realize</p> <p>10 you had more. Okay.</p> <p>11 MS. WALLRICH: Once again, just to remind you</p> <p>12 that our monthly reports are on the website,</p> <p>13 community development, encompassing buildings,</p> <p>14 planning and economic development. So I don't need</p> <p>15 to really go through all of those because they're</p> <p>16 on there.</p> <p>17 MS. KISLER: They're on the quick links.</p> <p>18 MS. WALLRICH: Yeah, quick links.</p> <p>19 First of all, most of you met him.</p> <p>20 I did want to make sure that all of you got to meet</p> <p>21 our new Economic Development Manager, Patrick</p> <p>22 Hoban.</p>	<p style="text-align: right;">Page 121</p> <p>1 MS. WALLRICH: No. I believe the schedule I</p> <p>2 saw was April 10th and 12th.</p> <p>3 MS. KISLER: I thought there was one April and</p> <p>4 one May. Sorry.</p> <p>5 MS. WALLRICH: Well, you are usually right.</p> <p>6 But the calendar I had showed it on April 10th. I</p> <p>7 have open house six o'clock on April 12th. But</p> <p>8 it's probably on the website if you want to look</p> <p>9 while we're talking. So I believe that's when they</p> <p>10 were.</p> <p>11 But, again, the whole point of that</p> <p>12 is to get that up and running and work towards</p> <p>13 presenting some draft plans to the public.</p> <p>14 Demolitions. A lot of people are</p> <p>15 interested in the demolitions. You probably saw</p> <p>16 the old Chick's -- no. I call it Chick's. There's</p> <p>17 two on 17801.</p> <p>18 MS. BENNETT: Carm's.</p> <p>19 MS. WALLRICH: Carm's. I get the Carm's and</p> <p>20 Chick's mixed up. Old Carm's, that's down now.</p> <p>21 That's the same developer from Union Square,</p> <p>22 Halleran, so you'll see -- and that's consistent</p>

<p style="text-align: right;">Page 122</p> <p>1 with the Legacy plan, Legacy Code. So you'll see a 2 larger development than what you saw on 179th, 3 along there. Might take a vacation of that road 4 that doesn't go anywhere. So we're going to be 5 working with him to get that development. He's 6 looking at a similar housing style to what he did 7 before. It's kind of a brownstone. 8 The gas station, we got an order 9 and the State Marshal did file against the property 10 owner to get the tanks removed. We have not gotten 11 any really response on that yet, but we did have 12 our attorneys enter a demo order so we're following 13 up on that. We got a status date of May 8th on 14 that, so that's moving along. 15 MR. SHAW: Is that the Clark on Oak Park 16 Avenue? 17 MS. WALLRICH: That's the gas station, yeah, 18 16836 South Oak Park Avenue. 19 The Logest (phonetic) hair salon, 20 people know it by that name, 17226 South Oak Park 21 Avenue, we've got our demo order in, status date 22 for April 14th.</p>	<p style="text-align: right;">Page 124</p> <p>1 the plan commission. 2 Did you find something? 3 MS. KISLER: It's not on the website yet, but I 4 remember them saying April and May. 5 MS. WALLRICH: You were there, too. 6 MS. KISLER: We can always update you with the 7 workshop dates later on. 8 MS. WALLRICH: Primal Cut, they are expecting 9 an opening in March. They're targeting March 17th. 10 Although, I still kind of think they have a little 11 more work for them to do. We're working with them 12 on a valet service for the back of there, but 13 they're doing really beautiful things on the inside 14 of that building. I think everyone will really be 15 impressed. 16 This will be a top end steakhouse 17 and fresh seafood. A chef that's opened several 18 restaurants, so somebody coming in with some 19 experience. So that's something we all should be 20 really excited about seeing. 21 We continue to hope to see some 22 South Street and Bremen Cash store proposals. I</p>
<p style="text-align: right;">Page 123</p> <p>1 We've kind of cut our teeth on 2 those last demos, so we have the process a little 3 more streamline now. We've got some preferred 4 vendors and we can start some of the asbestos 5 inspections and those kinds of things, so that's 6 moving along pretty well. 7 In terms of other projects, there 8 was a bid opening today. I keep getting my days 9 mixed up. That seemed like yesterday already. 10 MR. HOBAN: I think it was yesterday. 11 MS. WALLRICH: Was it yesterday? Was it 12 really? I thought it was today. It was yesterday. 13 On Lincoln Way, 191st Street, there's only one 14 bidder on that. We've been kind of talking to this 15 group for a while for a Woodman's grocery store. 16 All that really says is they put in a bid and the 17 bid was accepted. There's going to be due 18 diligence on that, so it's a long way off. 19 It's you're not familiar with what 20 a Woodman's is, it's a 240,000 square foot grocery. 21 So no plans, nothing yet to share with anybody. 22 But as soon as we do, we can obviously come back to</p>	<p style="text-align: right;">Page 125</p> <p>1 don't have anything in my office yet. You know, 2 South Street's an old project that's been around 3 for a while. Bremen Cash store was a failed 4 project once before, too. So we're hoping to see 5 some plans and get some momentum going. 6 The Banging Gavel at the -- 7 MR. SHAW: Real quick on that Bremen Cash 8 store, I had mentioned before -- 9 MS. WALLRICH: Oh, about the bricks? 10 MR. SHAW: Did I make it that up or -- 11 MS. WALLRICH: No. Who looked into that? 12 MS. KISLER: I thought Brad did. 13 MS. WALLRICH: Brad looked into it. But they 14 said something was gonna be stored, but they didn't 15 find anything. 16 MS. KISLER: Well, actually, what Brad 17 Bettenhausen had said -- I asked him about the 18 bricks. I forwarded him your email. And he said 19 actually the bricks are probably all gone, they've 20 all dispersed to different places. But what was 21 saved -- 22 MS. WALLRICH: All those columns, yeah.</p>

<p style="text-align: right;">Page 126</p> <p>1 MS. KISLER: What was saved were those columns 2 from inside the building, which actually I think 3 the Boston Blackie's -- those were the people that 4 were in there renovating? 5 MR. SHAW: Yes. Yeah. 6 MS. KISLER: Brad said that actually they 7 wanted to remove those columns to make it a more 8 open concept, and that's where the building ended 9 up being not structurally sounded. And so, they 10 are very interesting looking, though, and they're 11 being stored. And he said he would talk to the 12 historical society about whether or not there's an 13 option for someone to repurpose those. 14 But you're right that there is some 15 history of that building that was saved. So thank 16 you for mentioning that. 17 MS. WALLRICH: Yes, and they are interesting, 18 but I don't know if it's something we want to 19 honor. 20 MS. KISLER: Yeah. They're very cool though. 21 MR. SHAW: Well, if someone came along and 22 found a way to incorporate it into their design,</p>	<p style="text-align: right;">Page 128</p> <p>1 and prepared. 2 They obviously have preserved the 3 character of the building, that's what they feel 4 most -- they could go anywhere, and they want to 5 stay in this building because they want to make 6 this a landmark for the village. 7 MR. SHAW: How much of the building are they 8 looking at occupying? 9 MS. WALLRICH: The entire building. So the 10 brewery would be in the basement. They're going to 11 actually take an area on the first floor and open 12 it up so you can look down into the brewery. And 13 then the second floor would be kind of meeting 14 room, banquet for food and restaurant. The kitchen 15 would be on the second floor, and on the third 16 floor would be an apartment and office for the 17 attorney that's running it. 18 Some very cool names, like this 19 Banging Gavel. Obviously, this guy's an attorney, 20 and on the back it says you be the judge. And he's 21 talking about doing a judge's day, so this would be 22 a really big event. They're going to incorporate</p>
<p style="text-align: right;">Page 127</p> <p>1 I'm sure the community would appreciate that, you 2 know, a tip of the hat. 3 MS. WALLRICH: I was saying something but I 4 don't remember what it was now. 5 MR. SHAW: I'm sorry. You were talking about 6 the boat building, the Banging Gavel. 7 MS. WALLRICH: The Banging Gavel. So we've had 8 some preliminary discussions with that. It did go 9 to the ECC. The finance committee discussed that 10 at the COW just this Tuesday, just preliminarily 11 talking about some incentives of the project. It's 12 scheduled to go back to the ECC on the 27th, and 13 then from there if we get some recommendations out 14 of the committee, we'll start to work on an 15 incentive agreement and bring that back to the 16 finance committee and then back to the board. 17 But here, it's left over from our 18 COW. There's some other logos. Very passionate 19 people. Obviously it seems like the craft brew 20 industry, they're very passionate about their beer. 21 But they're also talking about craft food, 22 everything being, you know, authentic, not frozen</p>	<p style="text-align: right;">Page 129</p> <p>1 all the branding concepts with music. 2 MR. MATUSHEK: Let me guess. Is that Jim 3 Richard? 4 MS. WALLRICH: Yes. He used to be on some 5 committee here, right? 6 MR. MATUSHEK: He was on the economic 7 development commission many years ago. In fact, he 8 actually was a lawyer. He actually helped with the 9 closing on my house. 10 MS. WALLRICH: How about that? Yes, very nice 11 man. His brother is involved, his daughter and 12 son-in-law. One's an accountant and one's a 13 graphic artist, so they can do some very clever 14 things. So it's something I think that can move 15 quickly here and, you know, start the ball rolling 16 in terms of a momentum downtown. And then we have 17 some other projects. 18 MS. KISLER: I'll go quickly on this. Last 19 night the brand leadership team met, or the BLT as 20 we call it. Ken's a part of that as well so he's 21 got some direct involvement. And I told him last 22 night he has to be our brand police officer here at</p>

<p style="text-align: right;">Page 130</p> <p>1 the Plan Commission meeting. I don't know if you 2 heard that from across the table or not. 3 MR. SHAW: I did not hear that. 4 MR. MATUSHEK: Well, you've just been anointed. 5 MS. KISLER: Yeah. So every project that comes 6 through, you better make sure it has music in it. 7 I'll help you out with that one. 8 But we will be diving into the 9 specific tasks on the brand action plan. And 10 actually, that action plan will be going to the 11 village board I believe on their next meeting on 12 March 7th for adoption. So that will be available 13 for the public pretty soon for your viewing. 14 If you want to see the 55 action 15 items we have to really make our brand, Ken's been 16 doing a great job asking a lot of questions about 17 how we earned the brand and project manager as 18 well. So it's been a very fun process so far and 19 we really want our residents and our business 20 owners to get involved in that as well. 21 We had some residents at the 22 meeting last night, too, and we're actually going</p>	<p style="text-align: right;">Page 132</p> <p>1 Again, that's the project along 2 Greenway Boulevard or Magnuson Lane just south of 3 the PASS building. That sort of curvalinear road 4 there that backs up to the Com Ed easement, if you 5 can picture that property. It is a muti-family 6 development with two separate residential 7 buildings, currently four stories, 144 units, and 8 then they also have a clubhouse with a pool and a 9 rec room and everything for those residents as 10 well. So we've been working with them to get a 11 really good product to bring before you. We don't 12 want to bring something that doesn't look nice and 13 doesn't fit in with the character of the community. 14 Lastly, we are working on a staff 15 review for a McDonald's at 17171 Harlem by the 16 Jewel parking lot. They're wanting to come in for 17 a remodel of the building, and we're going to be 18 bringing those plans to you hopefully in the next 19 month or so. 20 MR. MATUSHEK: Very good. A lot of exciting 21 stuff. Thank you for the update. 22 MR. JANOWSKI: I'll be short.</p>
<p style="text-align: right;">Page 131</p> <p>1 to be dividing into sub-subcommittees to tackle 2 certain aspects of the branding. So it's getting 3 very detailed, very thorough, lots of exciting 4 things happening. So if you ever want to come to 5 those, we can let you know when those meetings are 6 as well. 7 We're working with the Zoning Board 8 of Appeals to talk about fence regulations. We met 9 with them last Thursday talking basically about 10 what they want to see going forward for the code. 11 So we'll be bringing any draft changes to the text 12 for fence regulations to you after we finish 13 discussions with them. 14 We got new plans in for the 15 residences at Brookside Glen project. We have not 16 brought that project to the Plan Commission yet 17 because we are still in the staff review stage. We 18 are currently still in the staff review stage. We 19 have to make sure that we're going forward with one 20 version or the other. They've got to kind of 21 determine what they're doing. But once we get to 22 that point, we will be bringing that to you.</p>	<p style="text-align: right;">Page 133</p> <p>1 MR. MATUSHEK: All right. Mr. Janowski, you're 2 going to be short. 3 MR. JANOWSKI: I want to make a recommendation 4 to the commission and to the board and, you know, 5 honoring those Veterans that have served, that 6 continue to serve, and those that have made the 7 ultimate sacrifice as to this great nation, is to, 8 before each meeting, that we honor the flag with a 9 Pledge of Allegiance. And if there's no objection, 10 I hope we can get the support of the commissioners 11 and the general public. 12 And then the two-part question is 13 also recognizing some of the individuals in the 14 room that have served. Commissioner Shaw, United 15 States Army. Commissioner Domina -- 16 MR. DOMINA: Army. 17 MR. JANOWSKI: -- U.S. Army, Purple Heart 18 recipient. Commander, right? 19 MR. DOMINA: Yes. 20 MR. JANOWSKI: Commander. Is there anybody 21 else that is a Veteran? Well, thank you for your 22 services and --</p>

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<p>1 MR. DOMINA: Thank you.</p> <p>2 MR. SHAW: Actually, I wholeheartedly agree</p> <p>3 with that suggestion of beginning the meetings with</p> <p>4 the pledge. Somebody asked me about that a little</p> <p>5 while ago.</p> <p>6 MS. WALLRICH: I was just saying that. I don't</p> <p>7 know why we don't because we do it in ZBA. And I</p> <p>8 don't know why.</p> <p>9 MR. MATUSHEK: I'll just pretend I'm back on</p> <p>10 the village board. We used to do it all the time.</p> <p>11 MS. WALLRICH: I just said to her the other</p> <p>12 day, why don't we do that?</p> <p>13 MS. KISLER: We will add it to your agenda.</p> <p>14 MR. MATUSHEK: That's a very good idea,</p> <p>15 Stephanie. If we put it on the agenda, this senile</p> <p>16 old man will continue to do it, too.</p> <p>17 MS. WALLRICH: Somehow things, you know, just,</p> <p>18 I don't know, slide off I guess. Who knows?</p> <p>19 MR. MATUSHEK: Well, we're getting it all back</p> <p>20 on track.</p> <p>21 MS. WALLRICH: I'm just so used to making the</p> <p>22 sign of the cross after every time I say the Pledge</p>	<p>1 STATE OF ILLINOIS)</p> <p>2) SS:</p> <p>3 COUNTY OF KANKAKEE)</p> <p>4</p> <p>5 I, Beth M. Phelps, being first duly sworn on</p> <p>6 oath, says that she is the court reporter who</p> <p>7 reported in shorthand the proceedings had at the</p> <p>8 hearing of said cause, and that the foregoing is a</p> <p>9 true and correct transcript of her shorthand notes</p> <p>10 so taken as aforesaid. So signed and dated this</p> <p>11 24th day of February 2017.</p> <p>12</p> <p>13 </p> <p>14 Beth M. Phelps, CSR</p> <p>15 License # 084-003918</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
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<p>1 of Allegiance because of all the Catholic schools.</p> <p>2 MR. MATUSHEK: Okay. Very good. I think we're</p> <p>3 at a point now for a motion to adjourn.</p> <p>4 MR. SHAW: Motion to adjourn, Mr. Chairman.</p> <p>5 MR. MATUSHEK: Motion by Mr. Shaw. Seconded?</p> <p>6 MR. MOYLAN: Second.</p> <p>7 MR. MATUSHEK: All those in favor, please</p> <p>8 signify by saying aye.</p> <p>9 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>10 MR. MATUSHEK: Any opposed?</p> <p>11 (NO RESPONSE.)</p> <p>12 MR. MATUSHEK: Motion carries. Thank you very</p> <p>13 much for everyone coming tonight. Thank you. I</p> <p>14 think we had very good discussions. We look</p> <p>15 forward to seeing you next time.</p> <p>16</p> <p>17 * * * * *</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>	

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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)

Approvals Sought

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

Map Amendments (Rezoning) for fourteen properties within or near the Legacy District

Requested Action

Conduct Public Hearings for the proposed Text Amendments and Map Amendments

Project Planner

Paula J. Wallrich, AICP
Interim Community Development Director

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

March 2, 2017

PUBLIC HEARING:

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



EXECUTIVE SUMMARY

Community Development Staff has been directed to review the rescinded Legacy Code Text Amendments referenced in Ordinance 2016-O-025 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. Plan Commission workshops were held on November 3, 2016, February 2, 2017, and February 16, 2017 and the Commission's input has been incorporated into the proposed Text Amendments and Map Amendments outlined in this Staff Report.

Public Hearings for consideration of Text Amendments to the Legacy Code and Map Amendments to correct Scrivener's Errors are scheduled for March 2, 2017.

The Village sent over 600 letters to notify the public of the Public Hearings. Letters were sent to all properties within the Legacy District, property owners of the fourteen (14) properties affected by the proposed Map Amendments, and all properties within 250 feet of the properties affected by the proposed Map Amendments. Information was posted on the Village Website and Facebook page. Calls have also been made to the fourteen (14) properties affected by the proposed Map Amendments. To-date the Village has received very few calls about the letters (less than 5).

The goal of the Public Hearing for each topic is to receive public input on the proposed Amendments and help guide the Plan Commission in making a recommendation to the Village Board. A draft of the Legacy Code with all of the proposed Text Amendments highlighted is included in the meeting packet.

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. 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. There have been ten (10) CAC meetings to-date.

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 the rescinded Text Amendments at this time and continue discussions regarding 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:

1. 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 discussions held during the February 2, 2017 and February 16, 2017 workshops have been incorporated into this Staff Report and final draft of the Text Amendments. For more background information from the workshops, please reference the Staff Reports from the previous meetings.

In an effort to simplify the process for adopting the proposed Text Amendments, Staff has divided the amendments into five (5) separate categories consistent with the rescinded Text Amendments as noted above. Additionally, the Commission will conduct a separate Public Hearing for each topic for a total of five (5) Public Hearings scheduled for March 2, 2017. This will allow the Commission to make recommendations and vote separately on each of the five (5) topics.

The order of the categories has been changed on the following pages of the Staff Report to accommodate the Map Amendments (Rezoning) to be first on the agenda, followed by the related Text Amendments that propose to update the various figures and labels within the Legacy Code.

1. PIN 28-31-200-013-0000 (17533 Oak Park Avenue) to be rezoned from DG and B-4 to DC;
2. PIN 28-31-200-014-0000 (17514 Oak Park Avenue) to be rezoned from DG to DC;
3. PIN 28-30-308-007-0000 (6822 173rd Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173rd Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173rd Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66th Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66th Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66th Court) to be rezoned from R-5 to DG;
9. PIN 28-30-115-037-0000 (17048 Oak Park Avenue) to be rezoned from B-1 to NG;
10. PIN 28-30-302-055-0000 (6853 172nd Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172nd Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172nd Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68th Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68th Court) to be rezoned from NF to R-4.”



The proposed Map Amendments are further explained individually below and on the following pages:

- A. PIN 28-31-200-013-0000 (17533 Oak Park Avenue) to be rezoned from DG and B-4 to DC;**
- 17533 Oak Park Avenue was mistakenly zoned in 2011 when the Legacy Code was adopted. The property was split in half and was zoned DG (Downtown General) on the west half, which was included in the Legacy District, and then remained B-4 (Office and Service Business) on the east half. The parcel should have been entirely zoned DC (Downtown Core) and fully included within the Legacy District. Figures within the Legacy Code currently depict the property as half DC and half outside of the Legacy District, so visual changes are required to Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DC instead of DG and B-4.
- B. PIN 28-31-200-014-0000 (17514 Oak Park Avenue) to be rezoned from DG to DC;**
- 17514 Oak Park Avenue was mistakenly excluded from the legal description for the Downtown Core (DC) Zoning District in 2011 when the Legacy Code was adopted. It was mistakenly included in the legal description for Downtown General (DG) instead. The figures within the Legacy Code currently depict the property as being zoned DC within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DC instead of DG (Downtown General).
- C. PIN 28-30-308-007-0000 (6822 173rd Place) to be rezoned from R-4 to DF;**
- 6822 173rd Place was mistakenly excluded from the legal description for the Downtown Flex (DF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DC (Downtown Core) within the Legacy District, which is another error, so a visual change is required to Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DF instead of R-4 (Single-Family Residential).
- D. PIN 28-30-308-006-0000 (6824 173rd Place) to be rezoned from R-4 to DF;**
- 6824 173rd Place was mistakenly excluded from the legal description for the Downtown Flex (DF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DF within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DF instead of R-4 (Single-Family Residential).
- E. PIN 28-30-308-005-0000 (6832 173rd Place) to be rezoned from R-4 to DF;**
- 6832 173rd Place was mistakenly excluded from the legal description for the Downtown Flex (DF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DF within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DF instead of R-4 (Single-Family Residential).
- F. PIN 28-30-405-035-0000 (17234 66th Court) to be rezoned from R-5 to DG;**
- 17234 66th Court was mistakenly excluded from the legal description for the Downtown General (DG) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DG within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DG instead of R-5 (Low Density Residential).

- G. PIN 28-30-405-036-0000 (17232 66th Court) to be rezoned from R-5 to DG;**
- 17232 66th Court was mistakenly excluded from the legal description for the Downtown General (DG) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DG within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DG instead of R-5 (Low Density Residential).
- H. PIN 28-30-405-016-0000 (17224 66th Court) to be rezoned from R-5 to DG;**
- 17224 66th Court was mistakenly excluded from the legal description for the Downtown General (DG) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned DG within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to DG instead of R-5 (Low Density Residential).
- I. PIN 28-30-115-037-0000 (17048 Oak Park Avenue) to be rezoned from B-1 to NG;**
- 17068 Oak Park Avenue was mistakenly excluded from the legal description for the Neighborhood General (NG) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently depict the property as being zoned NG within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). This Map Amendment (Rezoning) will correct the zoning of the property to NG instead of B-1 (Neighborhood Shopping).
- J. PIN 28-30-302-055-0000 (6853 172nd Street) to be rezoned from NF to R-4;**
- 6853 172nd Street was mistakenly included in the legal description for the Neighborhood Flex (NF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently do not depict the property as being within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). When the property is removed from the legal description for the NF Zoning District, the property will revert back to being zoned R-4 (Single-Family Residential).
- K. PIN 28-30-302-056-0000 (6847 172nd Street) to be rezoned from NF to R-4;**
- 6847 172nd Street was mistakenly included in the legal description for the Neighborhood Flex (NF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently do not depict the property as being within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). When the property is removed from the legal description for the NF Zoning District, the property will revert back to being zoned R-4 (Single-Family Residential).
- L. PIN 28-30-302-057-0000 (6841 172nd Street) to be rezoned from NF to R-4;**
- 6841 172nd Street was mistakenly included in the legal description for the Neighborhood Flex (NF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently do not depict the property as being within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). When the property is removed from the legal description for the NF Zoning District, the property will revert back to being zoned R-4 (Single-Family Residential).

M. PIN 28-30-301-049-0000 (17201 68th Court) to be rezoned from NF to R-4; and

- 17201 68th Court was mistakenly included in the legal description for the Neighborhood Flex (NF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently do not depict the property as being within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). When the property is removed from the legal description for the NF Zoning District, the property will revert back to being zoned R-4 (Single-Family Residential).

N. PIN 28-30-301-050-0000 (17205 68th Court) to be rezoned from NF to R-4.

- 17205 68th Court was mistakenly included in the legal description for the Neighborhood Flex (NF) Zoning District in 2011 when the Legacy Code was adopted. The figures within the Legacy Code currently do not depict the property as being within the Legacy District, so no visual changes are required to any Village maps as a part of this Map Amendment (Rezoning). When the property is removed from the legal description for the NF Zoning District, the property will revert back to being zoned R-4 (Single-Family Residential).

APPROPRIATE MOTION

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

“...make a motion to recommend that the Village Board approve Map Amendments (Rezoning) 1: (A-N) for fourteen (14) properties within and near the Legacy District as a result of proposed corrections to Scrivener’s Errors in the legal descriptions for the DC, DG, DF, NG, NF, and CV Zoning Districts, as noted in the Staff Report and the attached Revised Legal Descriptions for the Legacy Zoning Districts.”

2. Text Amendments Relating to Updating Various Figures and Labels

The Public Hearing for this topic concerns the need to update various figures and labels within the Legacy Code to reflect corrections to Scrivener's Errors in legal descriptions for each district, correcting the label on a figure, and correcting certain page numbers.

The proposed Text Amendments relating to the topic of updating various figures and labels include:

- A. Removing the current Figure 1.C.1. (Code Area Map) on Page 3 and replacing it with an updated Figure 1.C.1. that reflects the proposed Map Amendments.
- B. Removing the current Figure 1.G.1. (Regulating Plan) on Page 6-7 and replacing it with an updated Figure 1.G.1. that reflects the proposed Map Amendments.
- C. Removing the current Figure 2.A.1 (Downtown Core Location Map) on Page 11 and replacing it with an updated Figure 2.A.1. that reflects the proposed Map Amendments.
- D. Removing the current Figure 2.A.2 (Downtown Core Regulating Plan) on Page 12 and replacing it with an updated Figure 2.A.2. that reflects the proposed Map Amendments.
- E. Removing the current Figure 2.A.6 (Unnamed) on Page 16 and replacing it with an updated Figure 2.A.6. that reflects the proposed Map Amendments.
- F. Removing the current Figure 2.B.1 (Downtown Flex Location Map) on Page 19 and replacing it with an updated Figure 2.B.1. that reflects the proposed Map Amendments.
- G. Removing the current Figure 2.B.2 (Downtown Flex Regulating Plan) on Page 20 and replacing it with an updated Figure 2.B.2. that reflects the proposed Map Amendments.
- H. Removing the current Figure 2.B.6 (Unnamed) on Page 24 and replacing it with an updated Figure 2.B.6. that reflects the proposed Map Amendments.
- I. Removing the current Figure 2.C.1 (Downtown General Location Map) on Page 27 and replacing it with an updated Figure 2.C.1. that reflects the proposed Map Amendments.
- J. Removing the current Figure 2.C.2 (Downtown General Regulating Plan) on Page 28 and replacing it with an updated Figure 2.C.2. that reflects the proposed Map Amendments.
- K. Removing the current Figure 2.C.6 (Unnamed) on Page 32 and replacing it with an updated Figure 2.C.6. that reflects the proposed Map Amendments.
- L. Removing the current Figure 2.D.1 (Neighborhood General Location Map) on Page 35 and replacing it with an updated Figure 2.D.1. that reflects the proposed Map Amendments.
- M. Removing the current Figure 2.D.2 (Neighborhood General Regulating Plan) on Page 36 and replacing it with an updated Figure 2.D.2. that reflects the proposed Map Amendments.
- N. Removing the current Figure 2.D.6 (Unnamed) on Page 40 and replacing it with an updated Figure 2.D.6. that reflects the proposed Map Amendments.
- O. Removing the current Figure 2.E.1 (Neighborhood Flex Location Map) on Page 43 and replacing it with an updated Figure 2.E.1. that reflects the proposed Map Amendments.
- P. Removing the current Figure 2.F.1 (Civic Regulating Plan) on Page 51 and replacing it with an updated Figure 2.F.1. that reflects the proposed Map Amendments.

- Q. Removing the current Figure Appendix.D.1 (Unnamed) on Page 99 and replacing it with an updated Figure Appendix.D.1 that reflects the proposed Map Amendments.
- R. Removing the current Figure Appendix.E.1 (Unnamed) on Page 100 and replacing it with an updated Figure Appendix.E.1 that reflects the proposed Map Amendments.
- S. Removing the current Figure Appendix.F.1 (Unnamed) on Page 101 and replacing it with an updated Figure Appendix.F.1 that reflects the proposed Map Amendments.
- T. Removing the current label for Figure 2.E.2. on Page 44, which reads “Neighborhood General Regulating Plans”, and replacing it with “Neighborhood Flex Regulating Plans”.
- U. Removing the referenced page numbers in the right hand column on Page 43 under “Redevelopment (Improvements > 50%)” and “Heritage Sites (Improvements < 50%)” and replacing them with 44, 44, 45, 46, 46, 46, 47, 48, 48, 49, and 49 so that they correctly reference the appropriate sections within the NF District Regulations.

APPROPRIATE MOTION

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

“...make a motion to recommend that the Village Board approve Text Amendments related to the topic of updating various figures and labels, including Amendments 2: (A-U) as noted in the Staff Report.”

3. Text Amendments Relating to Street Level Commercial

The Public Hearing for this topic concerns the issue of street level commercial and proposes new definitions for “street level commercial”, “accessory residential uses”, “commercial”, “residential”, “street level”, and “residential lobby”. It also proposes a required depth for street level commercial spaces, adds “accessory residential uses on the street level” to the list of Special Uses, and reformats the “General Standards” tables for each district to read more clearly. Staff has enumerated each amendment below. The Commission is encouraged to refer to the attached Draft Legacy Code to review the following Text Amendments within the context of the Legacy Code.

The proposed Text Amendments relating to the topic of Street Level Commercial include:

- A. Adding the following definition (in alphabetical order) for “Street Level Commercial” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Street Level Commercial: Commercial space located on the street level which fronts a public right-of-way. Commercial space shall include retail, service, and office uses as permitted by right or by Special Use Permit according to Section 3.A. of the Legacy Code. Street Level Commercial does not include dwelling units.”
- B. Adding the following definition (in alphabetical order) for “Accessory Residential Uses” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Accessory Residential Uses: A use that is subordinate to residential dwelling units which contribute to the comfort and convenience of the dwelling units. An Accessory Residential Use may include, but not be limited to: recreational space, laundry facilities, sales/rental offices, and/or parking for the private use of those residents of the dwelling units. Accessory Residential Uses must maintain the same commercial architectural character or appearance as the street level commercial space. Laundry facilities shall not be located at street level along the building frontage.”
- C. Adding the following definition (in alphabetical order) for “Commercial” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Commercial: Retail, service, or office uses as noted in Table 3.A.1. and Table 3.A.2. of the Legacy Code.”
- D. Adding the following definition (in alphabetical order) for “Residential” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Residential: Dwelling units located within single-family detached, single-family attached, multi-family, and/or mixed-use structures. When located within a mixed-use structure, the dwelling unit(s) must be located above the street level or behind the street level commercial space.”
- E. Adding the following definition (in alphabetical order) for “Street Level” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Street Level: The first floor or floor level of any building or structure on the same plane or within six feet (6’) above the surface of the sidewalk or street fronting the building.”
- F. Adding the following definition (in alphabetical order) for “Residential Lobby” in the Definitions section (Page 104-107) at the end of Section XII (Legacy Code) of the Zoning Ordinance: “Residential Lobby: An entrance for access to residential dwellings which may contain stairs, elevators, mailboxes, and/or a doorman.”
- G. Clarifying Table 2.A.1. on Page 12 of Section XII (Legacy Code) by replacing “Second Floor Office” with “Upper Level Commercial”.
- H. Clarifying Table 2.A.1. on Page 12 of Section XII (Legacy Code) by replacing “Second Floor Group Assembly” with “Upper Level Group Assembly”.
- I. Clarifying Table 2.A.1. on Page 12 of Section XII (Legacy Code) by separating “Residential” into two categories: “Street Level Residential” and “Upper Level Residential”.

- J. Clarifying Table 2.E.1. on Page 44 of Section XII (Legacy Code) by replacing “Second Floor Office” with “Upper Level Commercial”.
- K. Clarifying Table 2.E.1. on Page 44 of Section XII (Legacy Code) by replacing “Second Floor Group Assembly” with “Upper Level Group Assembly”.
- L. Clarifying Table 2.E.1. on Page 44 of Section XII (Legacy Code) by separating “Residential” into two categories: “Street Level Residential” and “Upper Level Residential”.
- M. For consistency, clarifying Table 2.A.7. (Page 16), 2.B.1. (Page 20), 2.B.7. (Page 24), 2.C.1. (Page 28), 2.C.7. (Page 32), 2.D.1. (Page 36), 2.D.7 (Page 40), and 2.E.7. (Page 48), within Section XII (Legacy Code) to match the new Table 2.A.1. and 2.E.1. by replacing “Second Floor Office” with “Upper Level Commercial”, replacing “Second Floor Group Assembly” with “Upper Level Group Assembly” and by separating “Residential” into two categories: “Street Level Residential” and “Upper Level Residential”.
- N. Adding a symbol in Table 2.A.1. on Page 12 in the “Street Level Commercial” row, “Mixed-Use” column, that denotes a new requirement for a minimum depth for the commercial spaces, reading: “The commercial space must be a minimum depth of fifty feet (50’).”
- O. Adding a symbol in Table 2.A.1. on Page 12 in the “Street Level Residential” row, “Mixed-Use”, “Multi-Family”, and “Single-Family Attached” columns, that further clarifies when Street Level Residential is permitted or prohibited, reading: “If Street Level Commercial is not required in Figure 2.A.2, then Street Level Residential is permitted.”
- P. Adding a symbol in Table 2.E.1. on Page 44 in the “Street Level Commercial” row, “Mixed-Use” and “Stand Alone Commercial” columns, that denotes a new requirement for a minimum depth for the commercial spaces, reading: “The commercial space must be a minimum depth of fifty feet (50’).”
- Q. Adding a symbol in Table 2.E.1. on Page 44 in the “Street Level Residential” row, “Mixed-Use”, “Multi-Family”, and “Single-Family Attached” columns, that further clarifies when Street Level Residential is permitted or prohibited, reading: “If Street Level Commercial is not required in Figure 2.E.2, then Street Level Residential is permitted.”
- R. Adding “Accessory Residential Uses* on the Street Level in a mixed-use building” to the list of Special Uses in Table 3.A.2. on Page 55 with an asterisk added below the table noting a caveat, reading: “Must maintain the same commercial architectural character or appearance as the street level commercial space.”
- S. Adding two sentences within the “Residential” row in Table 3.A.1. on Page 55 for clarification, reading: “Accessory Residential Uses are permitted in multi-family structures and on upper floors of mixed-use structures. Residential Lobbies* are permitted on the street level.”

APPROPRIATE MOTION

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

“...make a motion to recommend that the Village Board approve Text Amendments related to the topic of Street Level Commercial, including Amendments 3: (A-S) as noted in the Staff Report.”

4. Text Amendments Relating to Permitted, Special, and Prohibited Land Uses

The Public Hearing for this topic concerns Permitted, Special, and Prohibited land uses listed in Table 3.A.1. and Table 3.A.2., specifically addressing “cigar or hookah lounges”, “medical marijuana dispensing facility”, and “retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products”.

The proposed Text Amendments relating to the topic of Permitted, Special, and Prohibited land uses include:

- A. Adding “Cigar or hookah lounge as a principal use (with or without retail sales as an accessory use)” to the list of Special Uses in Table 3.A.2. on Page 55.
- B. Adding “Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use” to the list of Prohibited Uses in Table 3.A.2. on Page 55.
- C. Adding “Medical marijuana dispensing facility” to the list of Prohibited Uses in Table 3.A.2. on Page 55.

APPROPRIATE MOTION

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

“...make a motion to recommend that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited Uses, including Amendments 4: (A-C) as noted in the Staff Report.”

5. Text Amendments Relating to Landscape Bufferyards

The Public Hearing for this topic concerns landscape bufferyards and requires a five foot (5') wide bufferyard in certain circumstances.

The proposed Text Amendments relating to the topic of Landscape Bufferyards include:

- A. Striking the current Section XII.3.F.10.a-d on Page 63, which states:

"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. The minimum standard shall be a minimum bufferyard of 5'."

And replacing it in its entirety with a new Section XII.3.F.10.a-e on Page 63, which states:

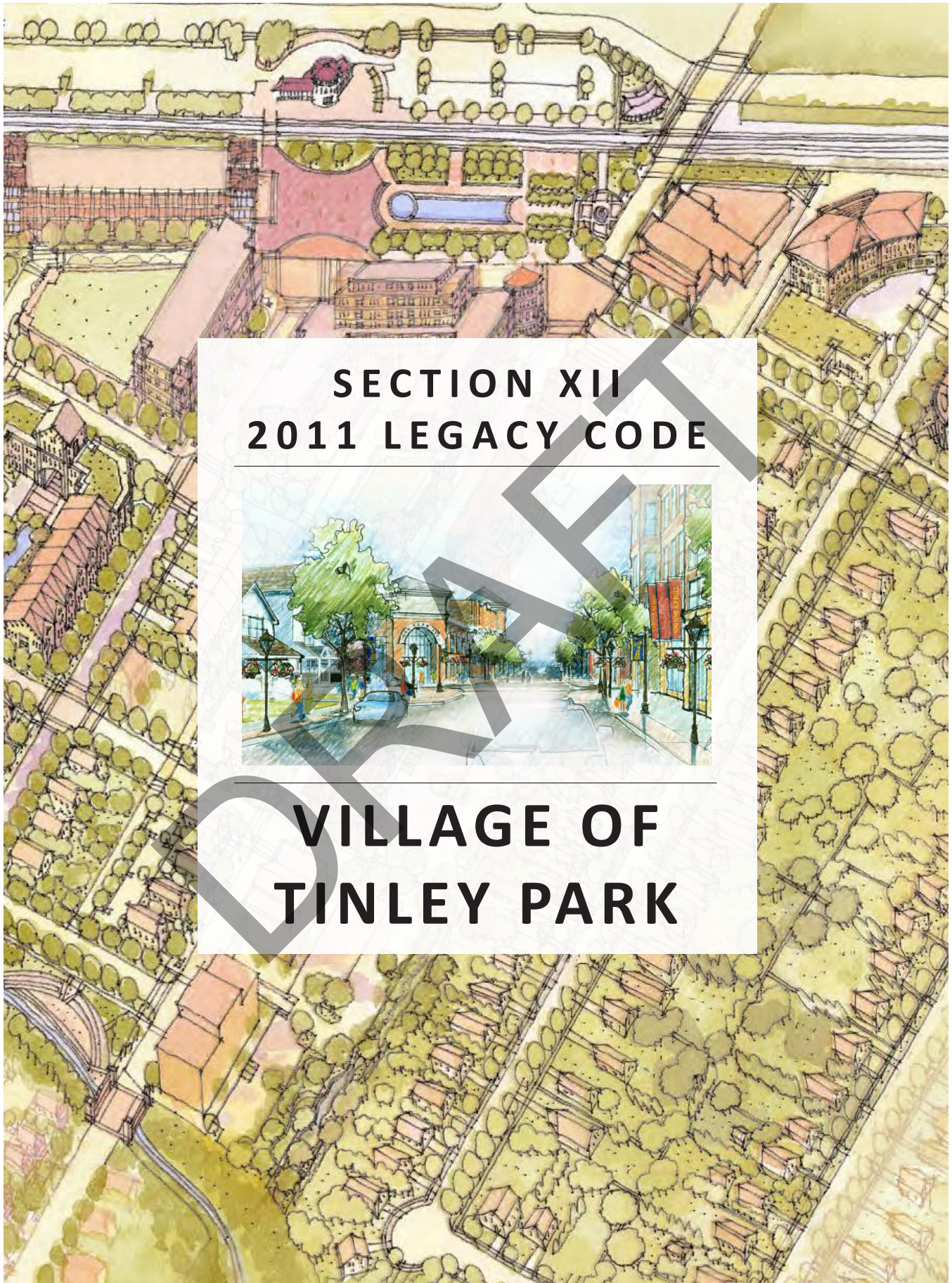
"10. Bufferyards

- A 5' minimum Bufferyard in accordance with Table 3.F.1 is required in the following circumstances:
- a. *Adjacent to Non-Legacy Code Areas* – A bufferyard is required between any property within the Legacy District (except for Single-Family Detached structures) and any property outside of the Legacy District.
 - b. *Between Commercial and Non-Commercial Uses* – A bufferyard is required between commercial and non-commercial uses. In order to promote shared parking facilities, properties with a commercial component are not required to provide bufferyards when adjacent to property that also includes a commercial component. (Consideration will be given to waive the bufferyard requirement if the adjacent property is not within the Legacy District but also includes a commercial component.)
 - c. *Between Residential Uses* – A bufferyard is required between a Single-Family Detached structure and any other residential use.
 - d. *Auto-related Uses* – A bufferyard is required adjacent to a surface parking lot or parking area (including driveways) that abuts a use outside of the Legacy Code Area except as provided in "b. Between Commercial and Non-Commercial Uses" above.
 - e. *Alley Buffer* – A bufferyard is not required between a parcel within the Legacy Code Area and an alley; however, a bufferyard is required between an alley and a parcel located outside of the Legacy Code Area."

APPROPRIATE MOTION

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

"...make a motion to recommend that the Village Board approve Text Amendments related to the topic of Landscape Bufferyards, including Amendment 5: (A) as noted in the Staff Report."



SECTION XII
2011 LEGACY CODE



VILLAGE OF
TINLEY PARK

DRAFT

DRAFT

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2011 LEGACY CODE



SECTION 1 INTRODUCTION

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A. Purpose

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

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

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

B. Intent

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

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

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.

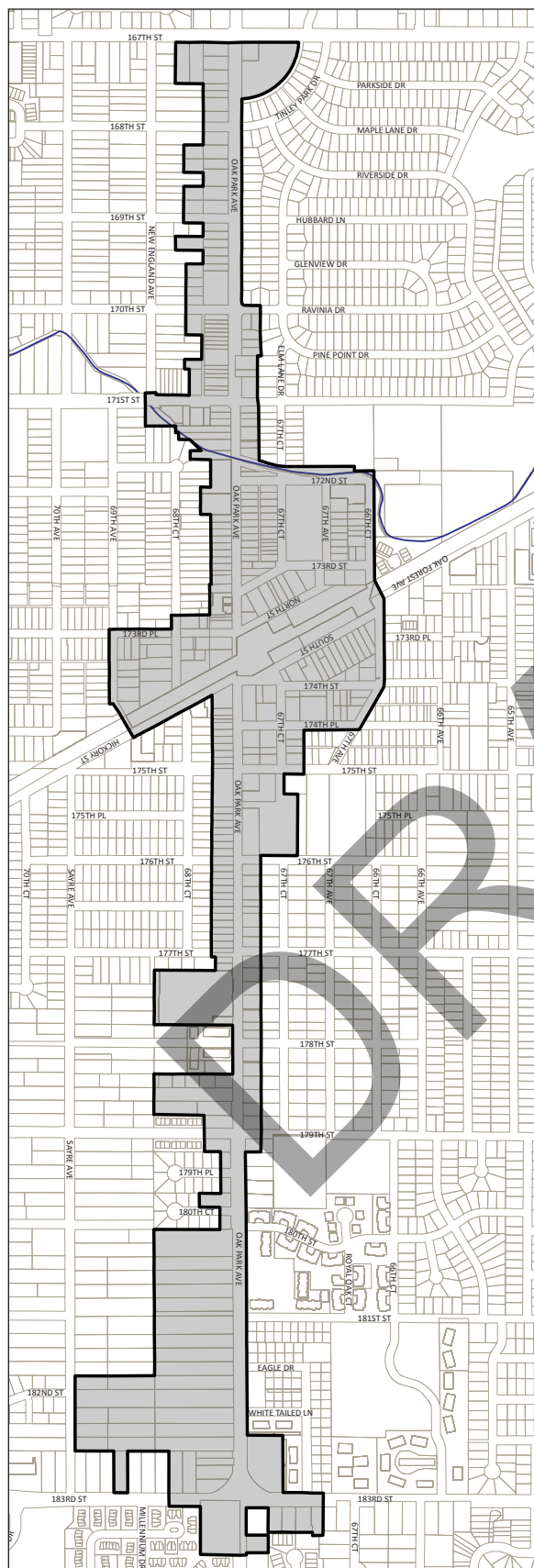


Figure 1.C.1 - Code Area Map

E. How to Use the Code

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

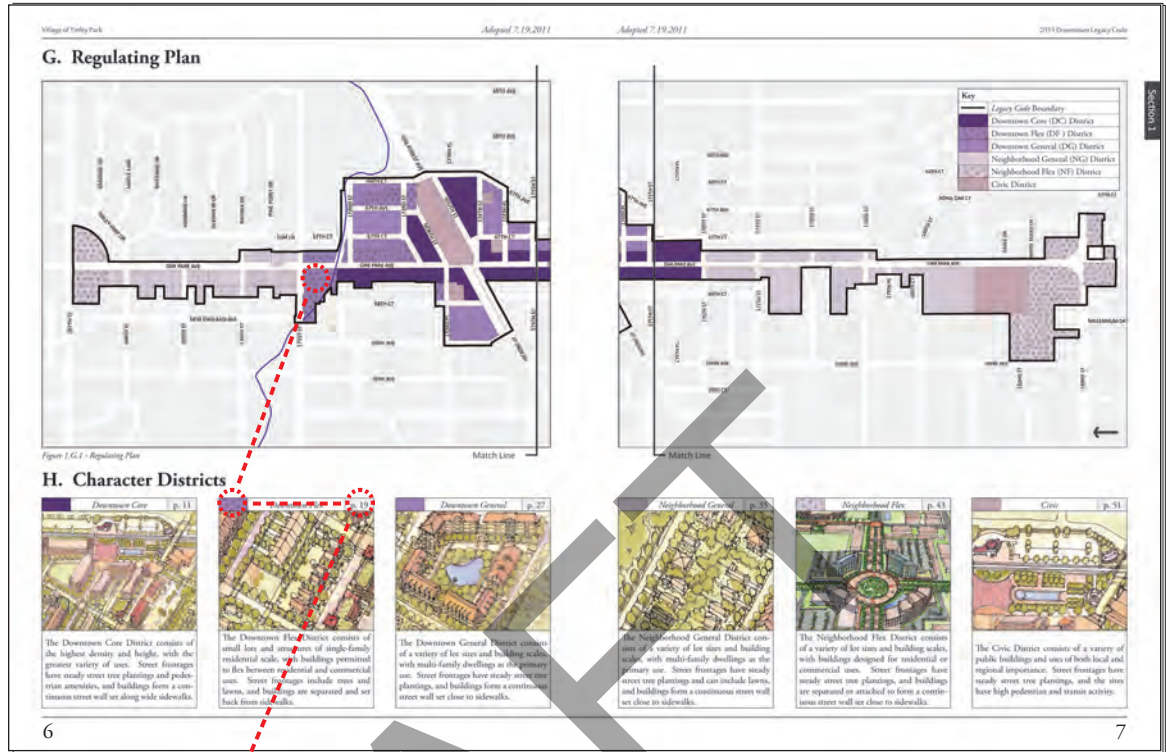


Figure 1.E.1

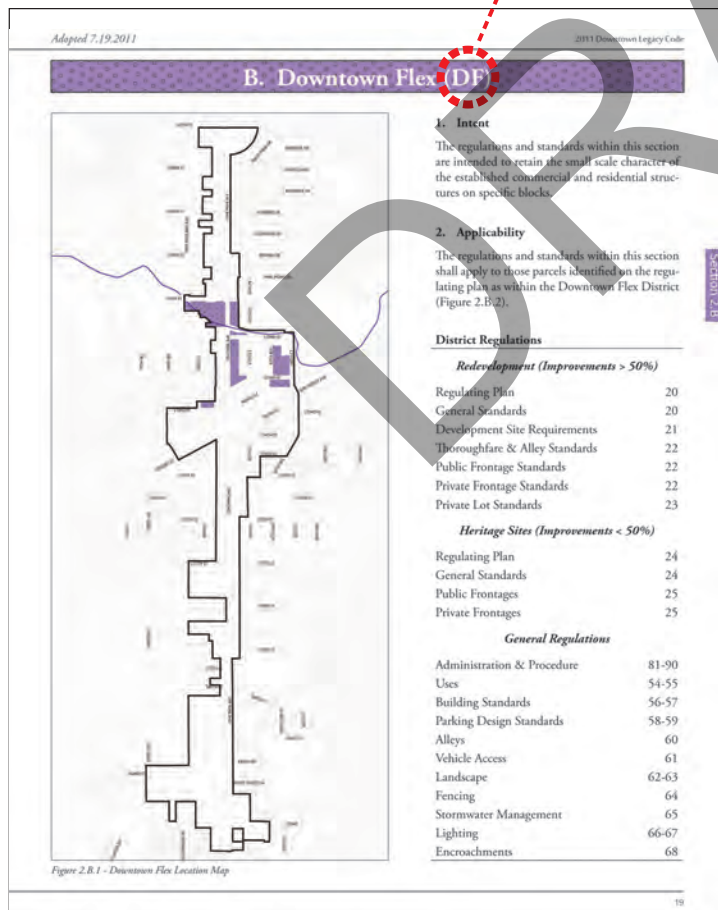


Figure 1.E.3

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

Redevelopment

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

Heritage Site

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

Improvement Standards Within Each District

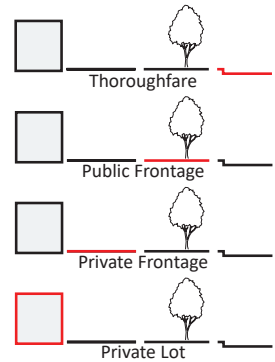


Figure 1.E.2

4. General Regulations apply to all districts:

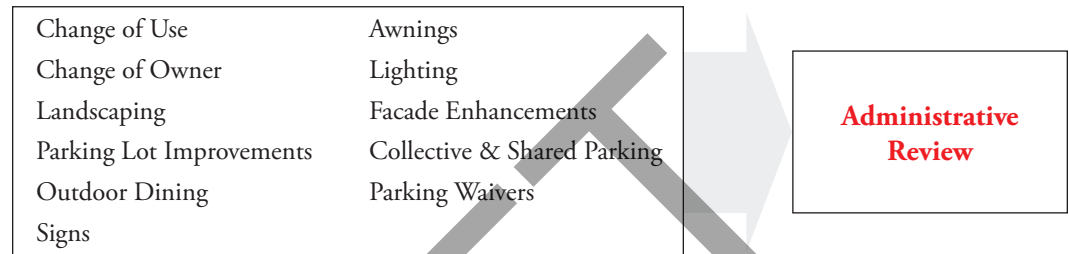
Administration
Uses
Building Standards
Parking
Alleys
Vehicle Access

Landscaping
Fencing
Stormwater
Lighting
Signage

F. Process Overview

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

1. Existing Structures



2. New Development, Redevelopment & Special Approvals

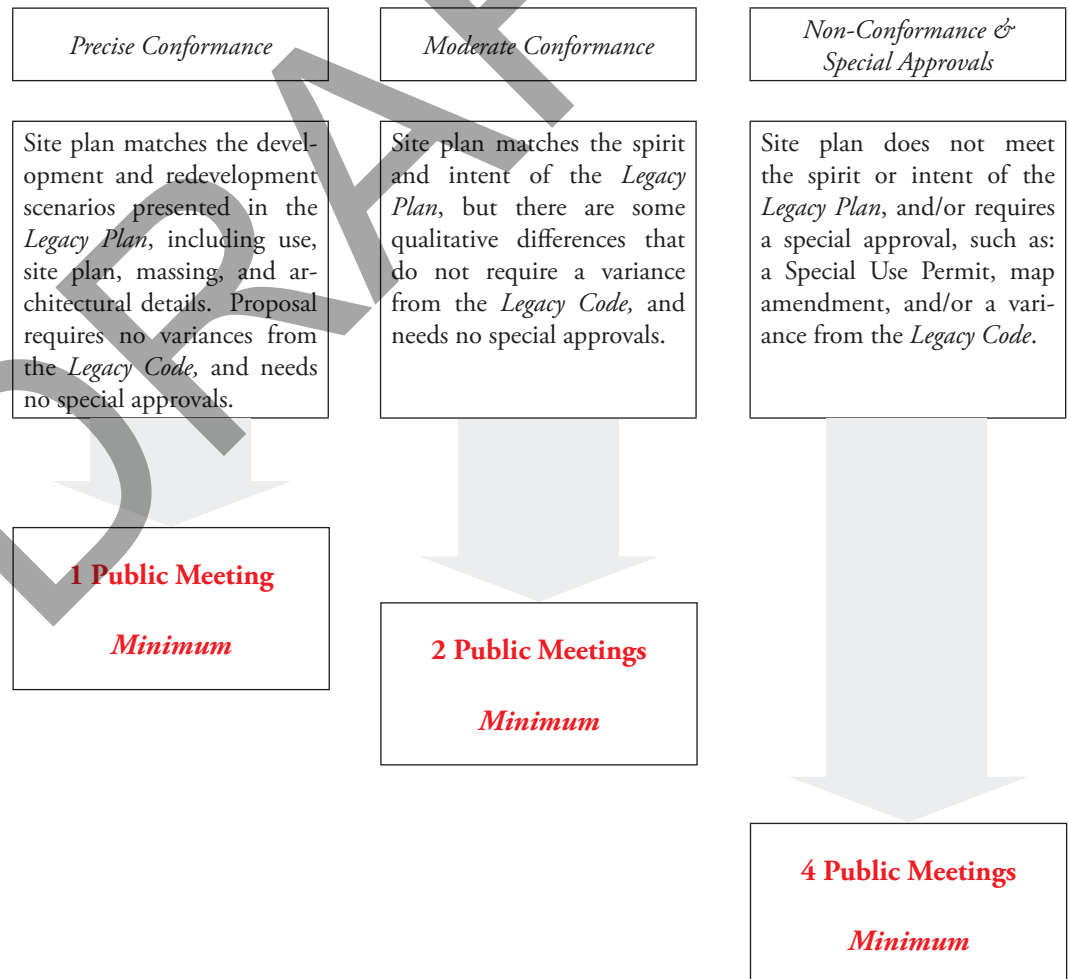
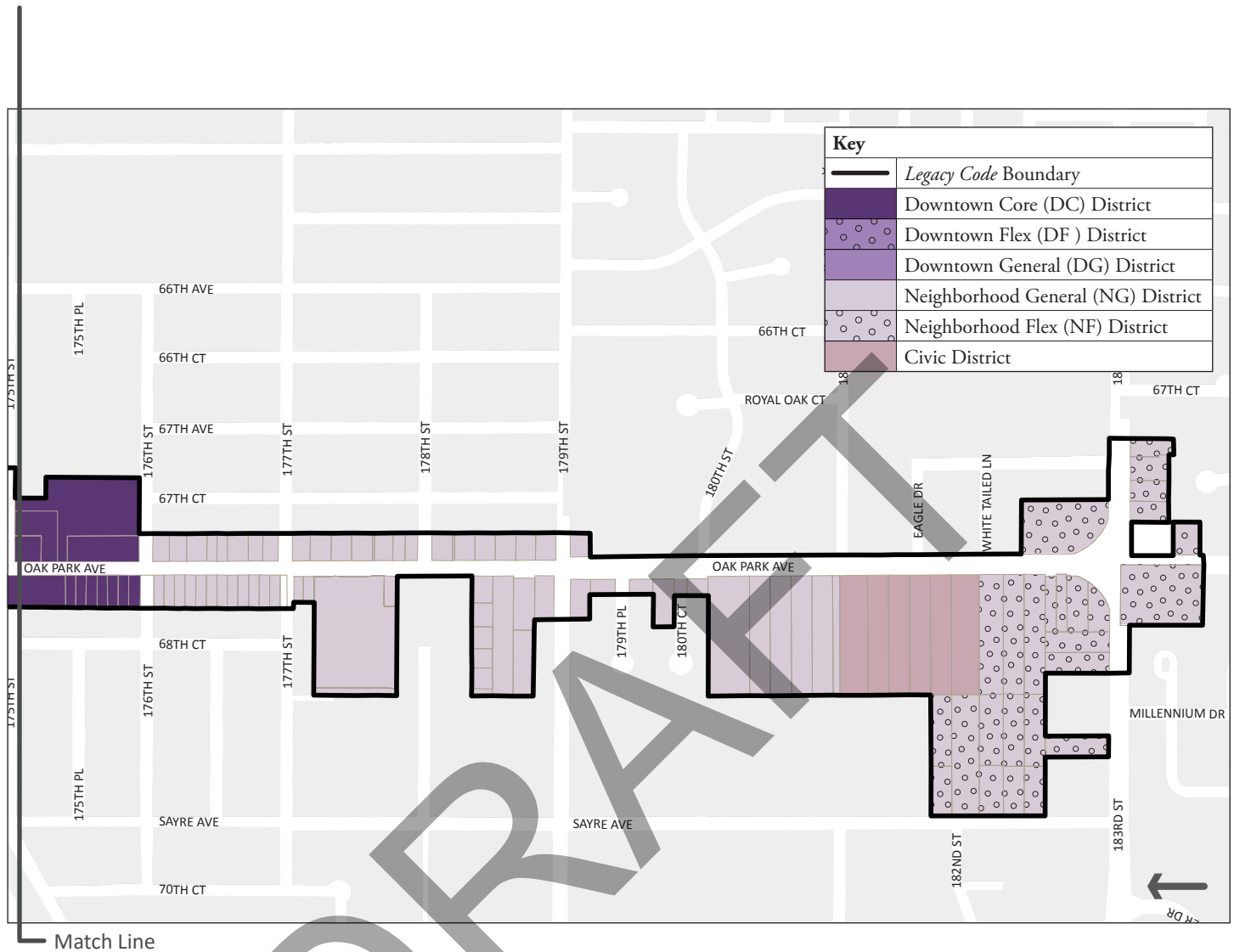


Figure 1.F.1



Neighborhood General p. 35

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.

Neighborhood Flex p. 43

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.

Civic p. 51

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.

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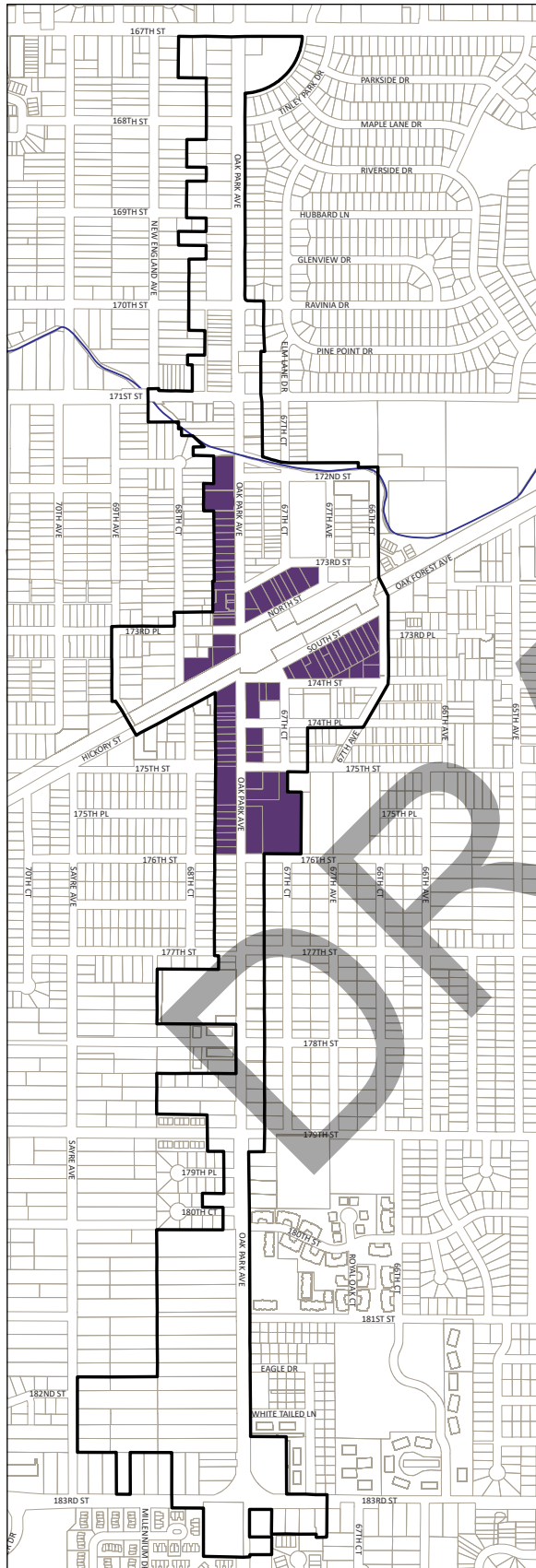
2011 LEGACY CODE



SECTION 2 DISTRICT REGULATIONS

DRAFT

A. Downtown Core (DC)



1. Intent

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

2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%)

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

Heritage Sites (Improvements < 50%)

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

General Regulations

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

Figure 2.A.1 - Downtown Core Location Map

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

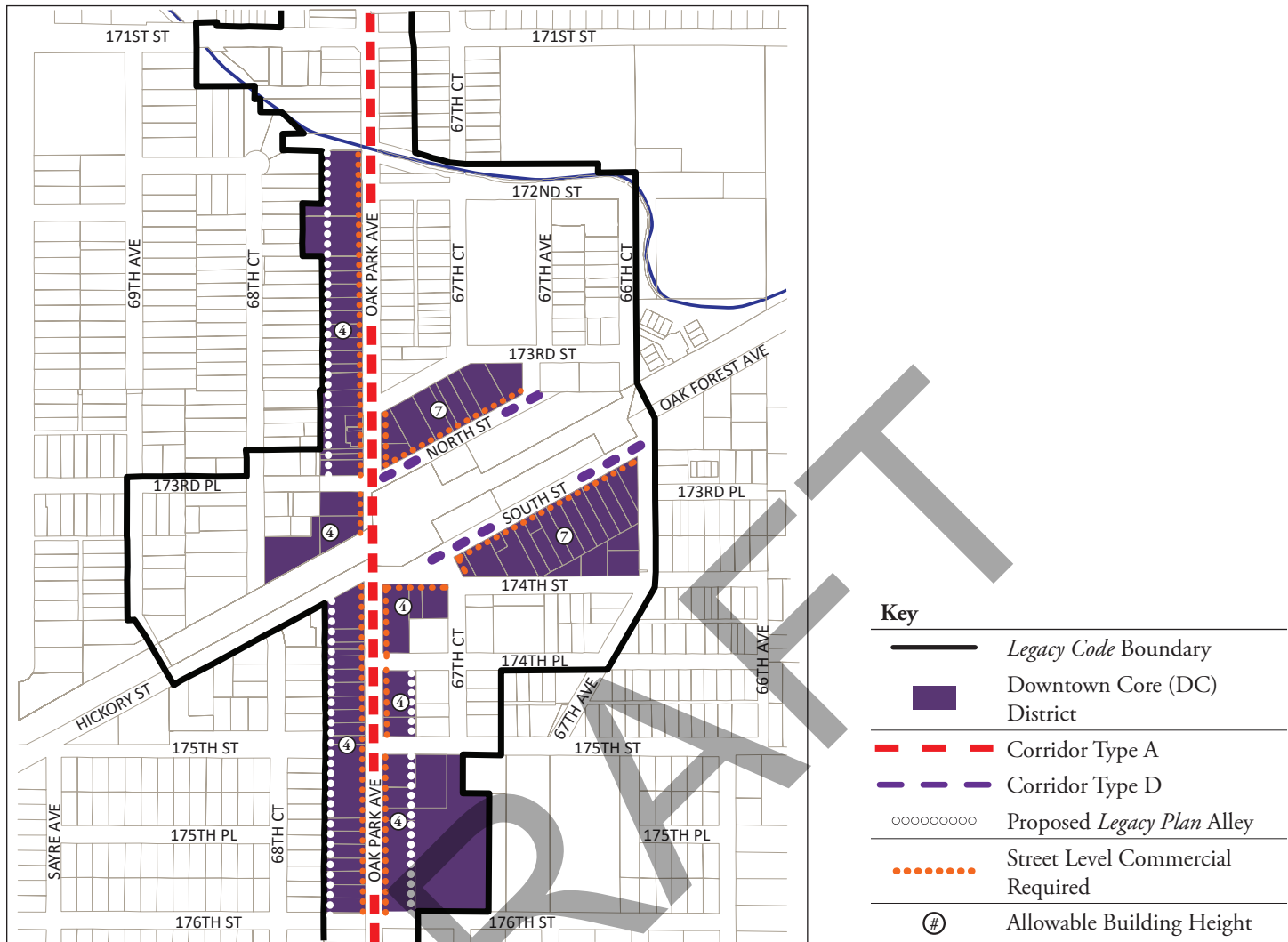


Figure 2.A.2 - Downtown Core Regulating Plan

4. General Standards (DC)

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

△ The commercial space must be a minimum depth of fifty feet (50').

○ Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space.

□ If Street Level Commercial is not required in Figure 2.A.2., then Street Level Residential is permitted.

Table 2.A.1

5. Corridor & Alley Requirements (DC)

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.A.2

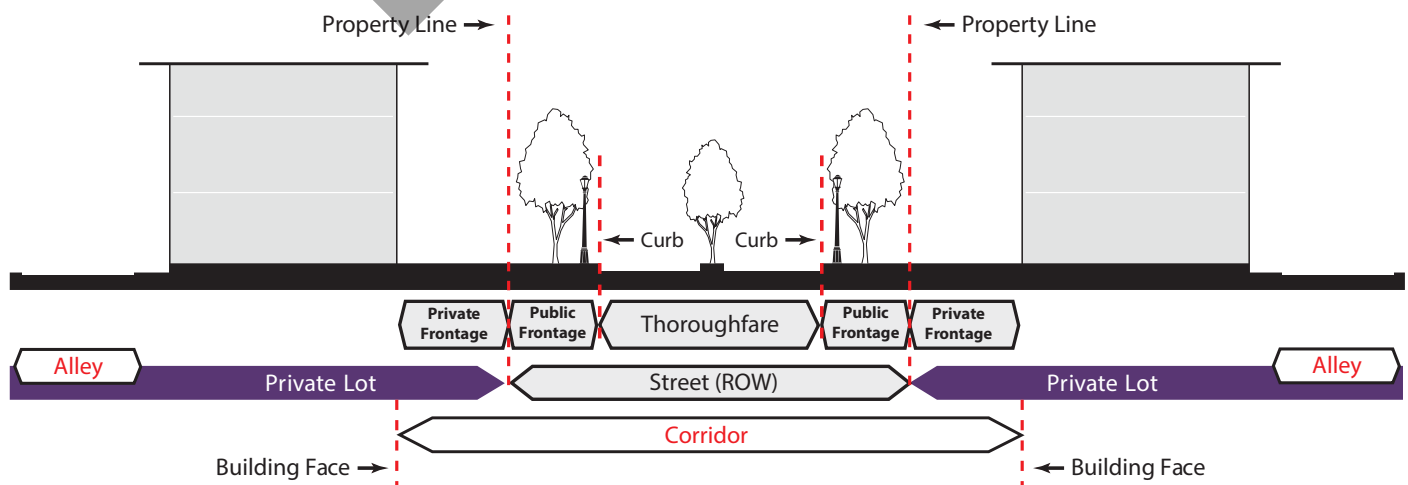


Figure 2.A.3 - Illustration of Terms

6. Thoroughfare & Alley Standards (DC)

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

Table 2.A.3

7. Public Frontage Standards (DC)

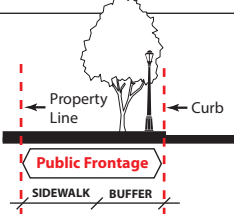
	Thoroughfare	Minimum Side-walk Width	Minimum Buffer Width	Landscaping Details	Lighting Details
	Standard Corridor	6'	12'	see pages 62-63	see pages 66-67
	Corridor Type A	5'	6'		
	Corridor Type D	7'	6'		

Table 2.A.4

8. Private Frontage Standards (DC)

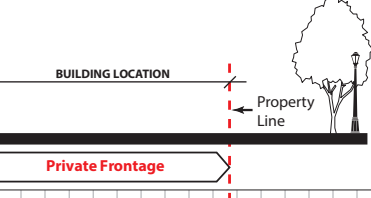

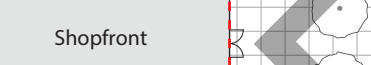

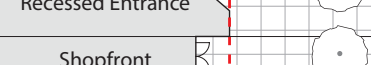
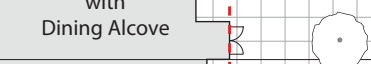

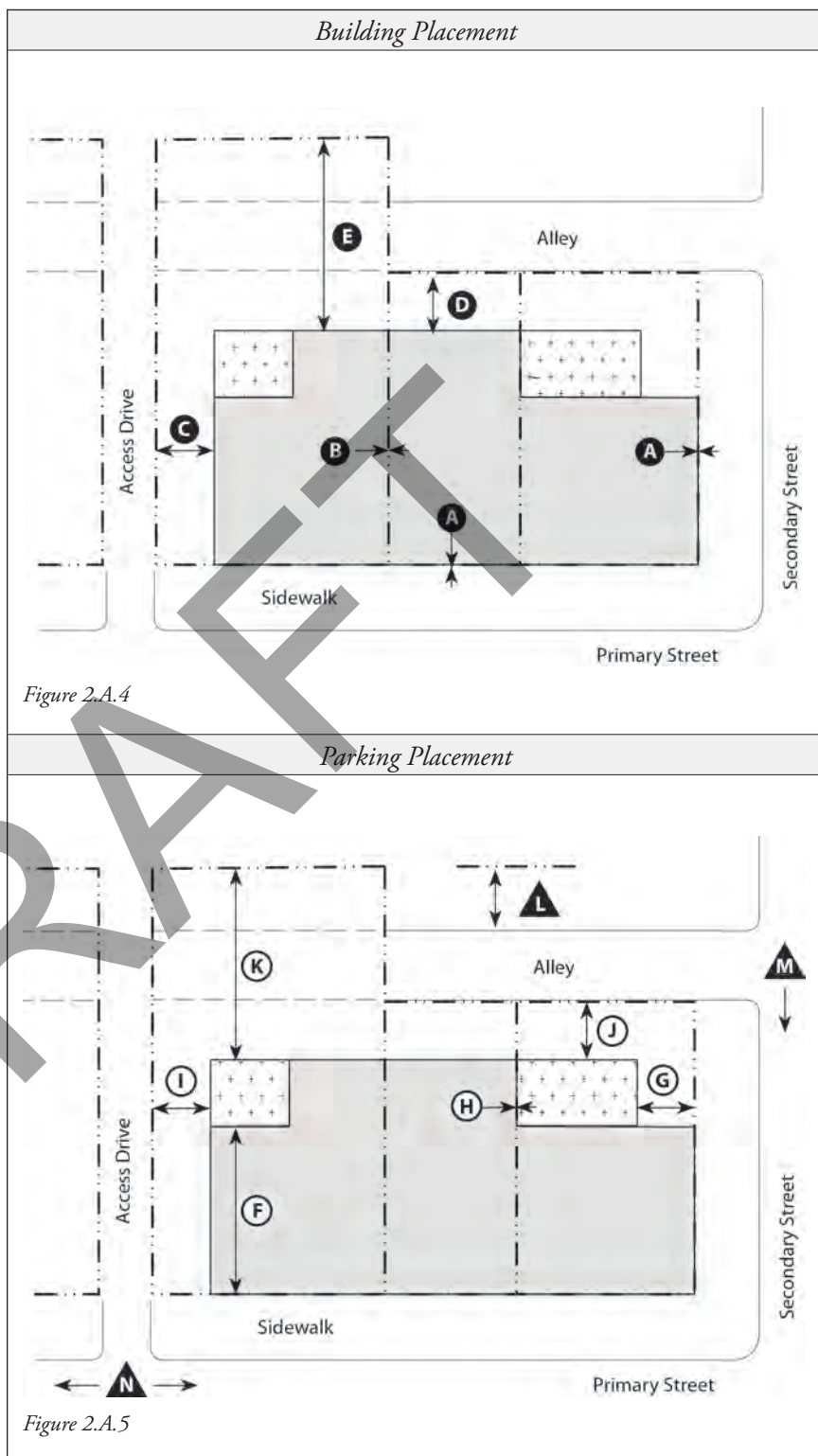
		Permitted Private Frontages	
		Description	Standards
		A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
		A building treatment for ground-level commercial uses with transparent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

Table 2.A.5

9. Private Lot Standards (DC)

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

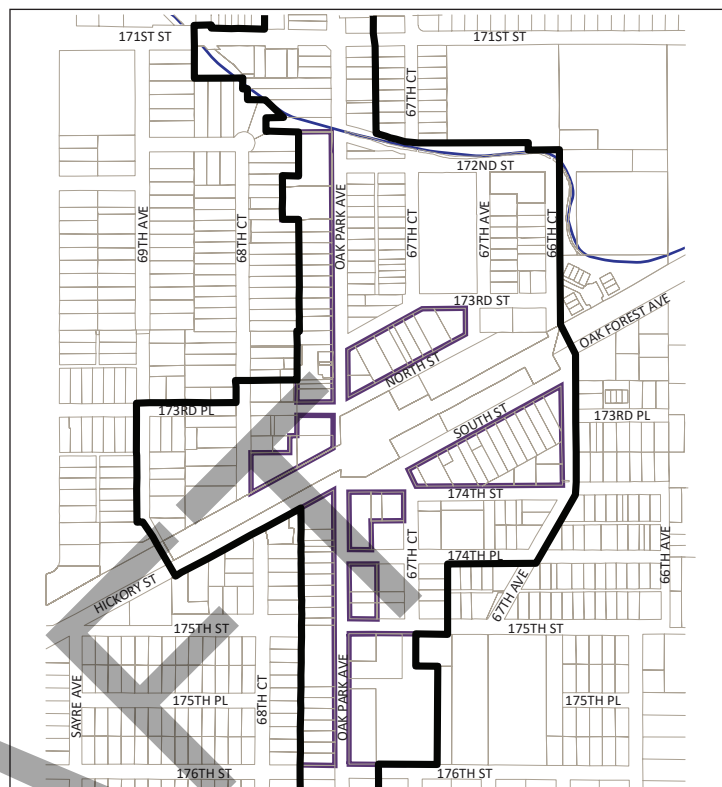
Table 2.A.6



10. Heritage Sites (DC)

a. Intent

b. Applicability



c. General Standards

Table 2.A.7

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

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.A.8

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

a. Private Frontages

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

b. Building & Parking Placement

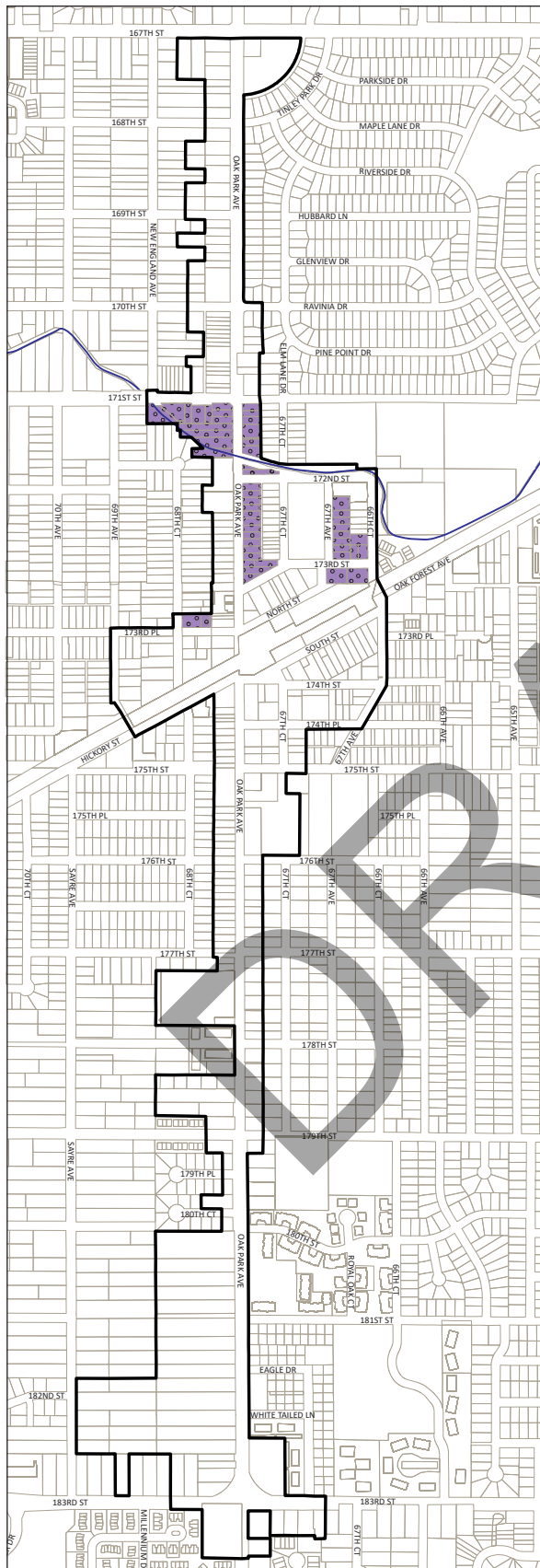
Building and parking placement for this district shall follow Section 2.A.9 on page 15

c. General Provisions

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

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Section 2.B



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

19

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

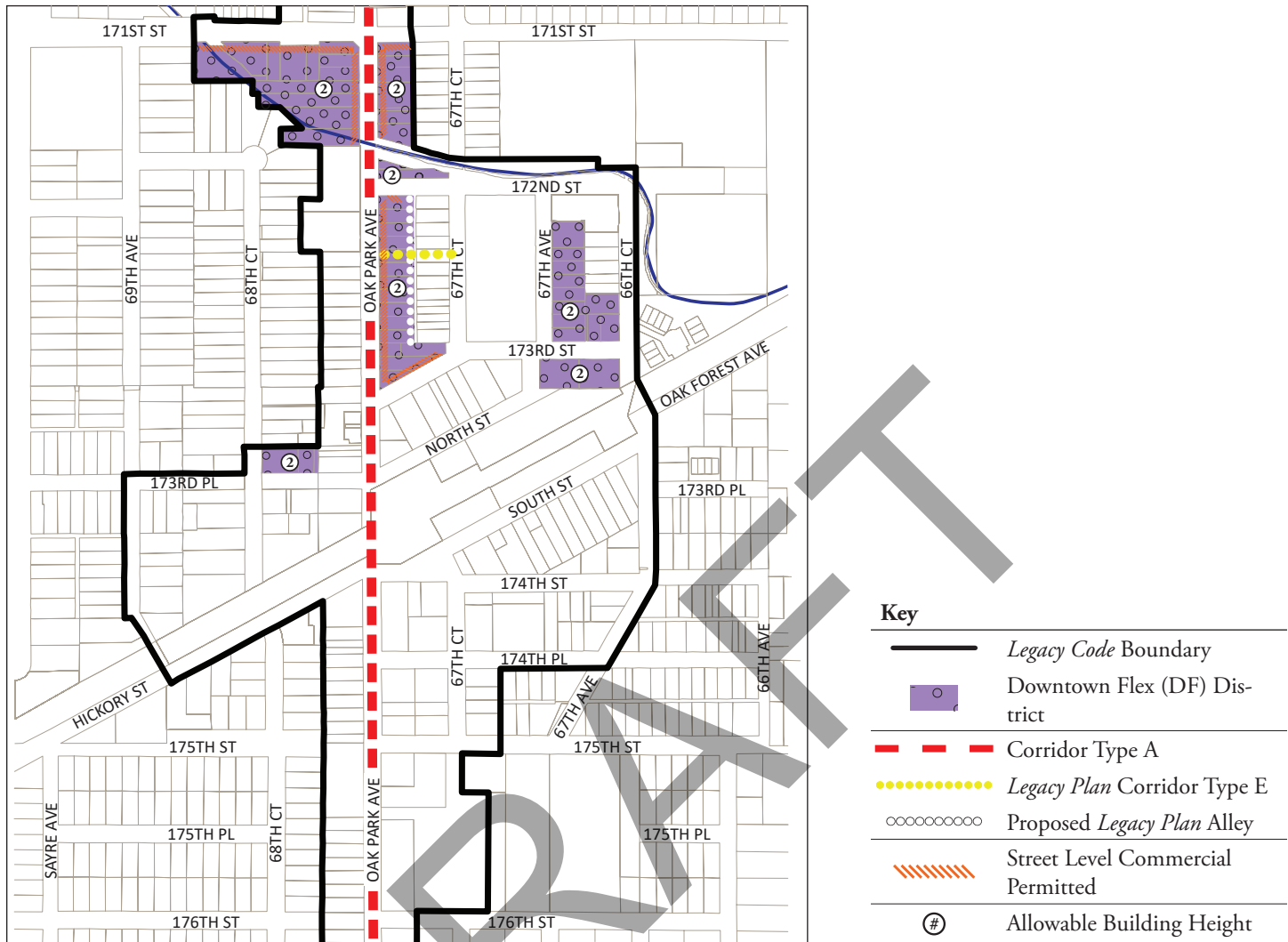


Figure 2.B.2 - Downtown Flex Regulating Plan

4. General Standards (DF)

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

Table 2.B.1

5. Corridor & Alley Requirements (DF)

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.B.2

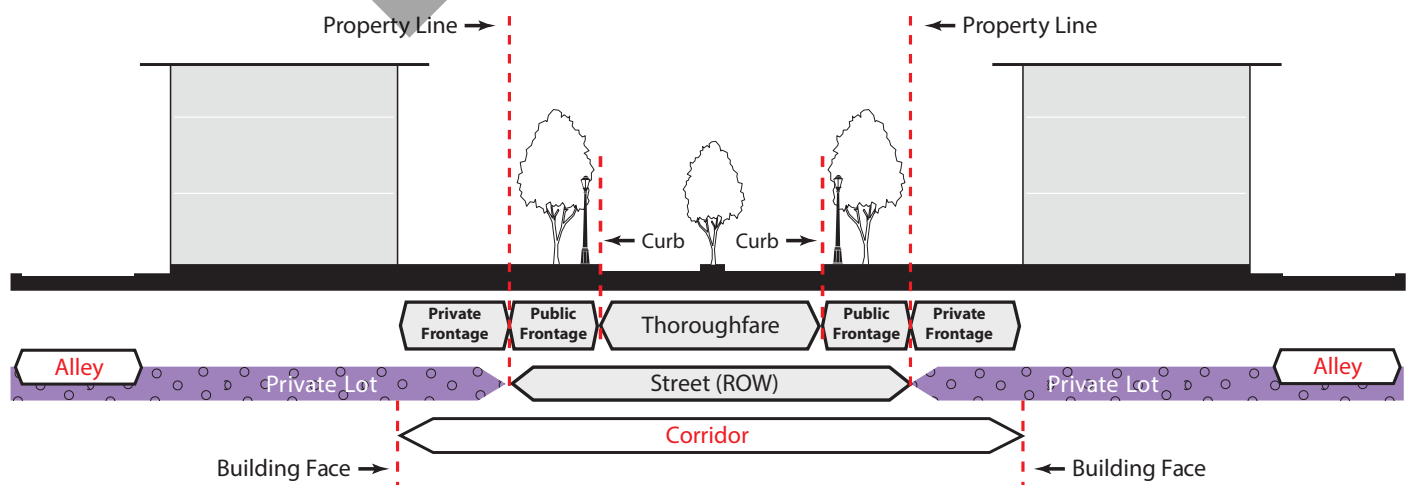


Figure 2.B.3 - Illustration of Terms

6. Thoroughfare & Alley Standards (DF)

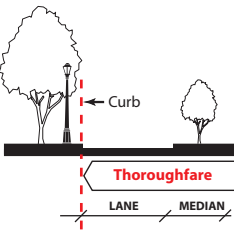
	Thoroughfare	Landscape Median	On-Street Parking	Thoroughfare Width (Curb to Curb)	Design Details
	Standard Corridor		●	30'	see pages 92-95
	Corridor Type A		●	41'	
	Corridor Type E		●	41'	
	Alley			20'	

Table 2.B.3

7. Public Frontage Standards (DF)

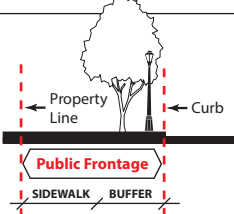
	Thoroughfare	Minimum Side- walk Width	Minimum Buffer Width	Landscaping Details	Lighting Details
	Standard Corridor	6'	12'	see pages 62-63	see pages 66-67
	Corridor Type A	5'	6'		
	Corridor Type E	5'	6'		

Table 2.B.4

8. Private Frontage Standards (DF)

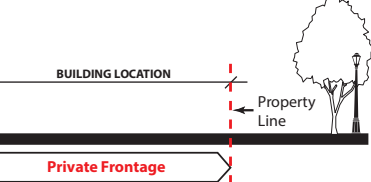


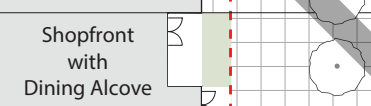
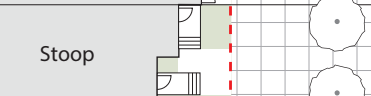
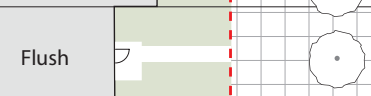
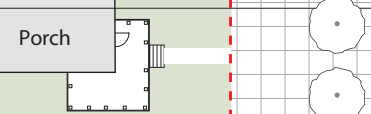
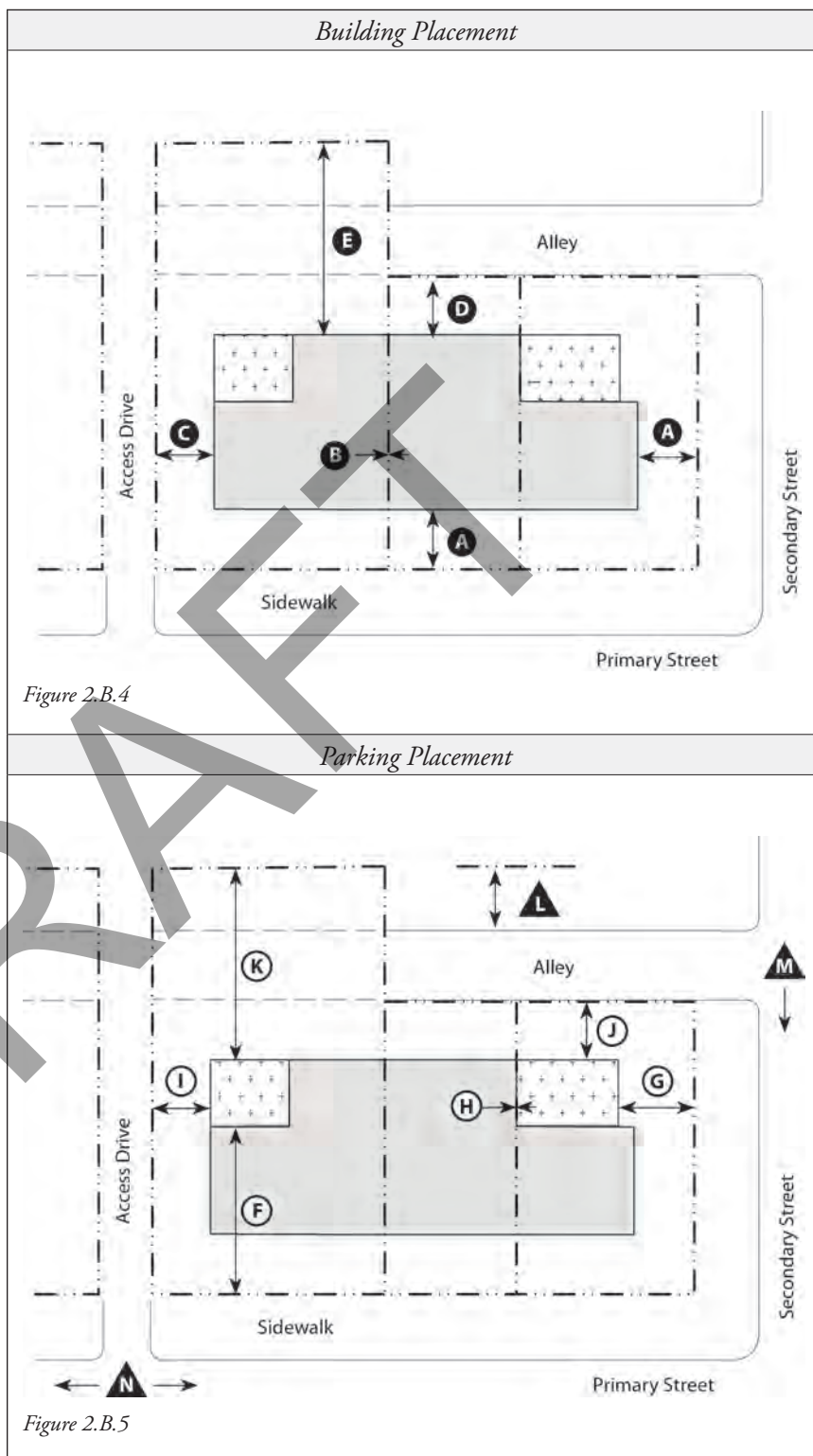
			Permitted Private Frontages	
			Description	Standards
			A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
			A building treatment for ground-level commercial uses with transparent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

Table 2.B.5

9. Private Lot Standards (DF)

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

Table 2.B.6



- Property Line
- Building Zone
- ▨ Parking Zone

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.

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

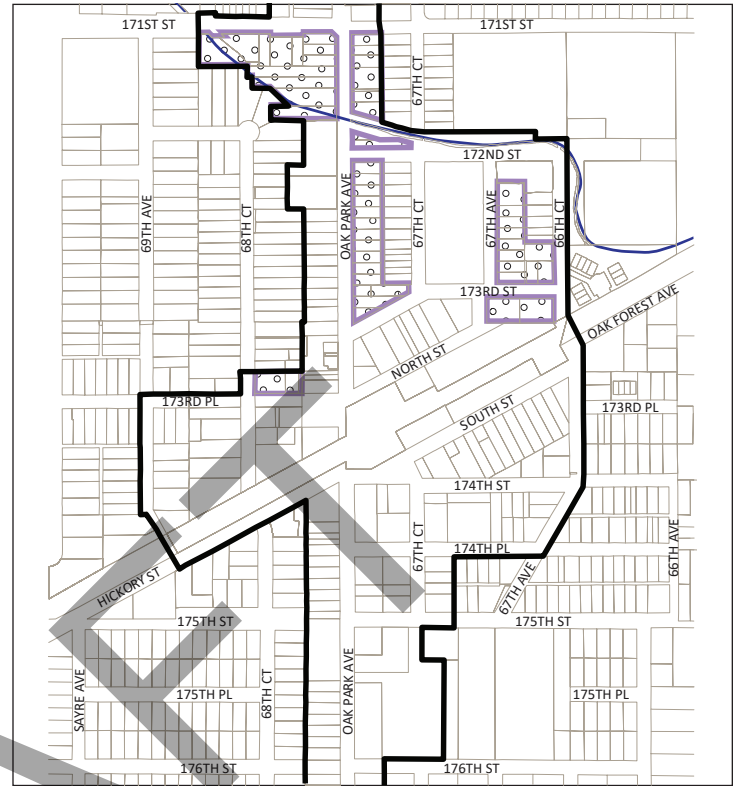


Figure 2.B.6

Key

- Legacy Code Boundary
- DF Heritage Site Blocks

c. General Standards

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

Table 2.B.7

- △ Can be converted, where permitted on the district's plan, to a mixed-use or stand-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, multi-family, or single-family detached building.

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

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.B.8

13. Heritage Sites - Private Sites Standards (DF)

a. Private Frontages

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

b. Building & Parking Placement

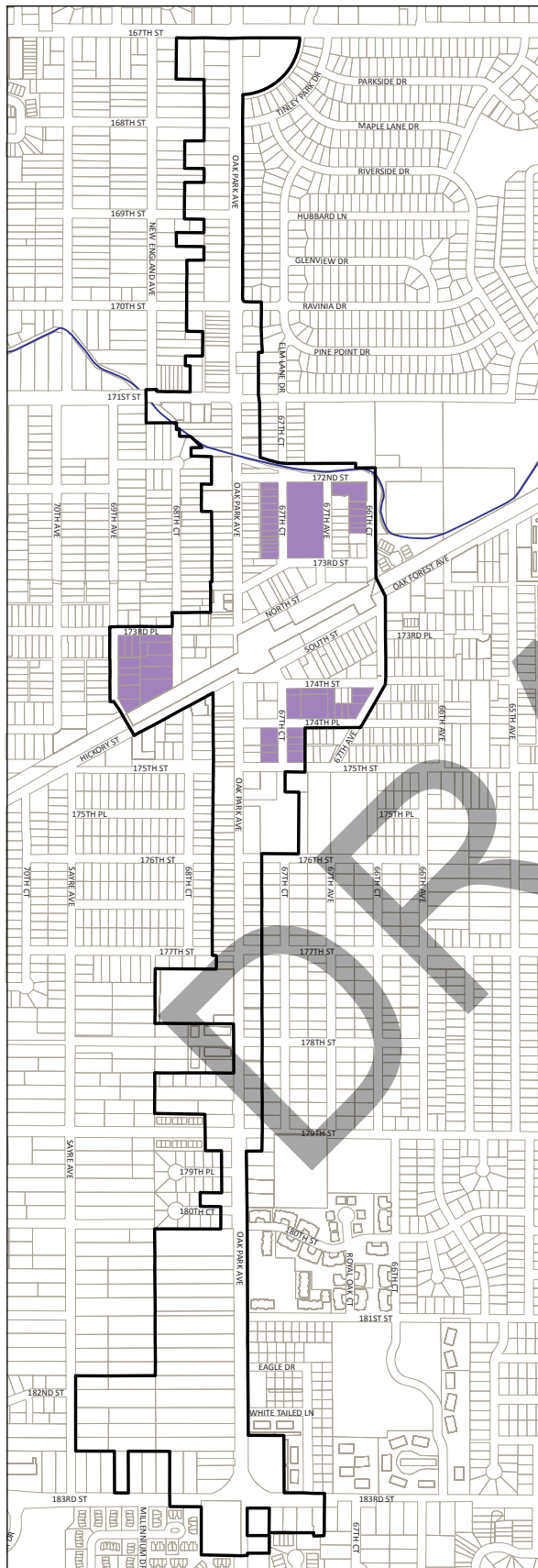
Building and parking placement for this district shall follow Section 2.B.9 on page 23.

c. General Provisions

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

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C. Downtown General (DG)



1. Intent

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

2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%)

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

Heritage Sites (Improvements < 50%)

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

General Regulations

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

Figure 2.C.1 - Downtown General Location Map

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

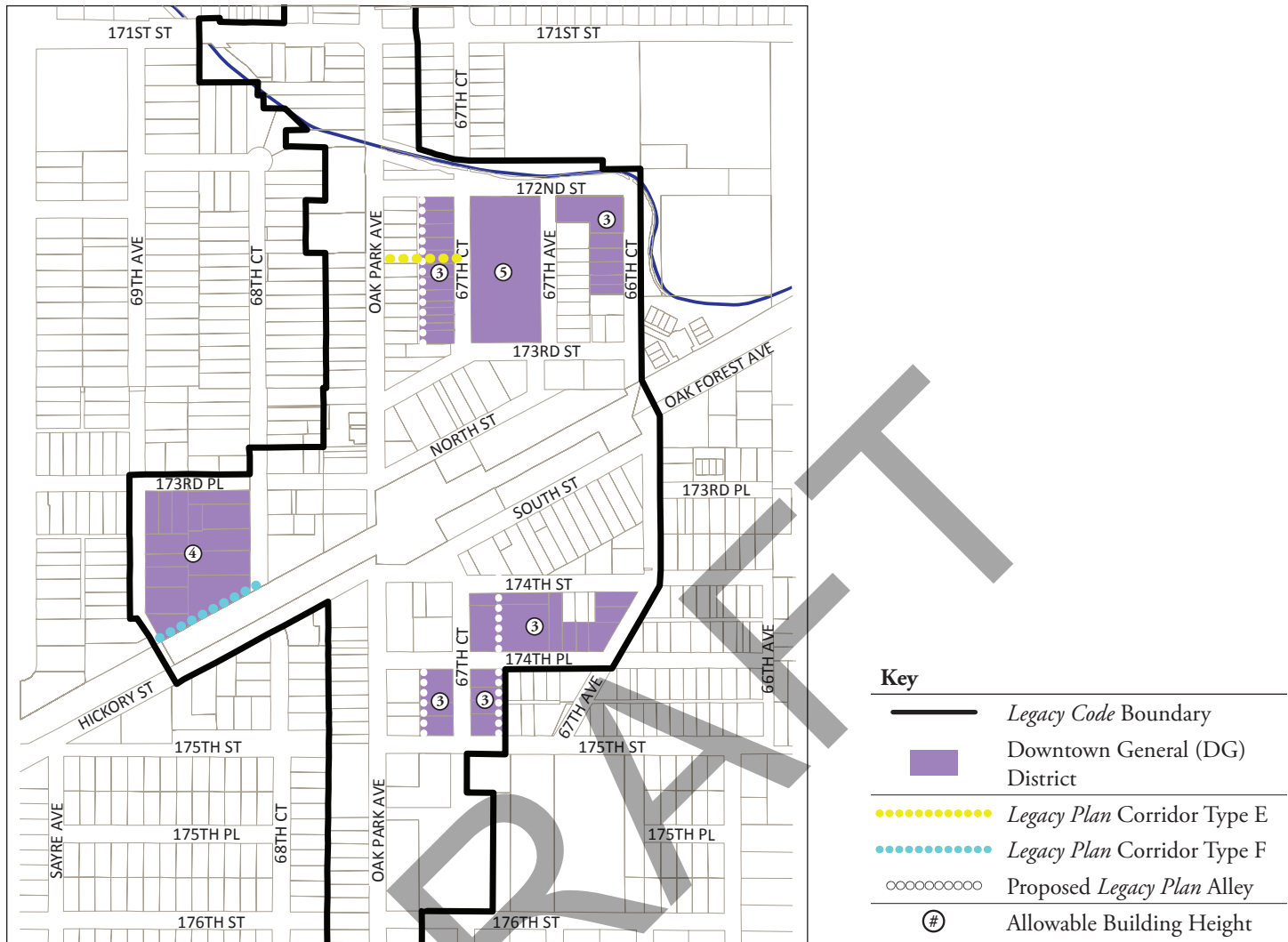


Figure 2.C.2 - Downtown General Regulating Plan

4. General Standards (DG)

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

Table 2.C.1

5. Corridor & Alley Requirements (DG)

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.C.2

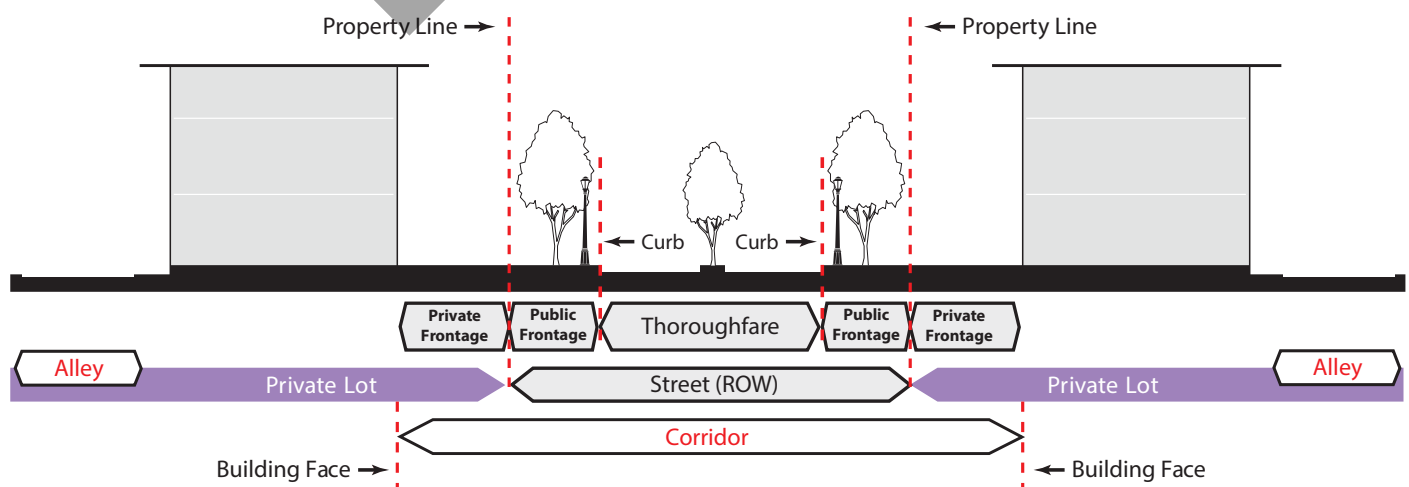


Figure 2.C.3 - Illustration of Terms

6. Thoroughfare & Alley Standards (DG)

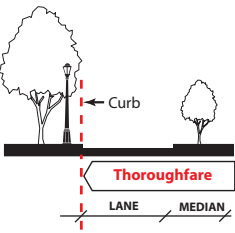
	<i>Thoroughfare</i>	<i>Landscape Median</i>	<i>On-Street Parking</i>	<i>Thoroughfare Width (Curb to Curb)</i>	<i>Design Details</i>
	Standard Corridor		●	30'	see pages 92-95
	Corridor Type E		●	41'	
	Corridor Type F		●	58'	
	Alley			20'	

Table 2.C.3

7. Public Frontage Standards (DG)

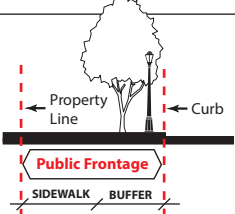
	<i>Thoroughfare</i>	<i>Minimum Side- walk Width</i>	<i>Minimum Buffer Width</i>	<i>Landscaping Details</i>	<i>Lighting Details</i>
	Standard Corridor	5'	12'	see pages 62-63	see pages 66-67
	Corridor Type E	5'	6'		
	Corridor Type F	5'	8'		

Table 2.C.4

8. Private Frontage Standards (DG)

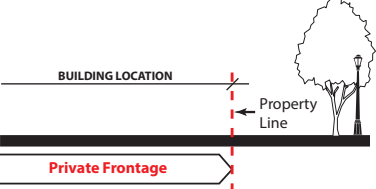
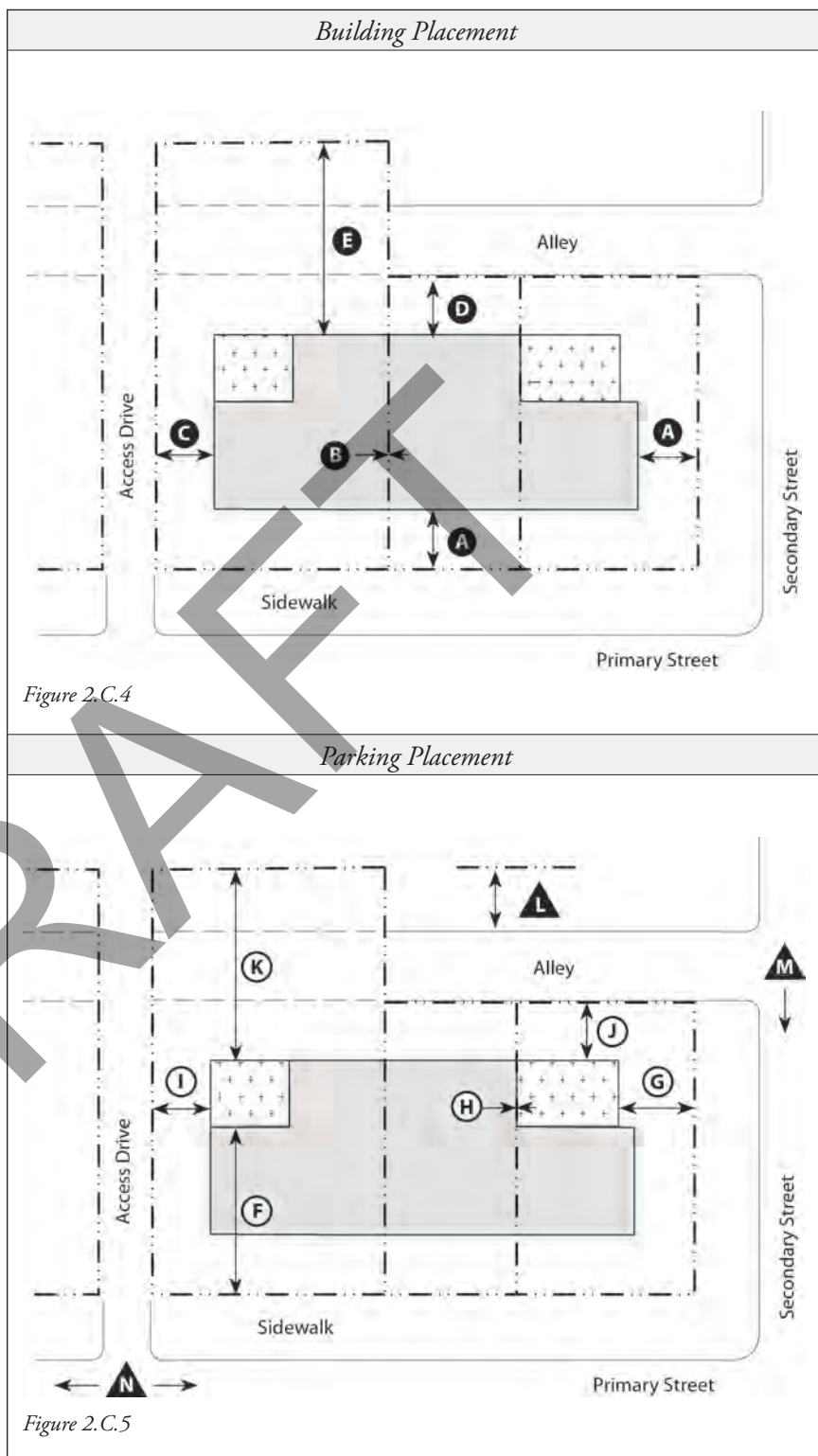
	Permitted Private Frontages	
	<i>Description</i>	<i>Standards</i>
Corner	A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Grand Entry	An entry treatment with or without a staircase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

Table 2.C.5

9. Private Lot Standards (DG)

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

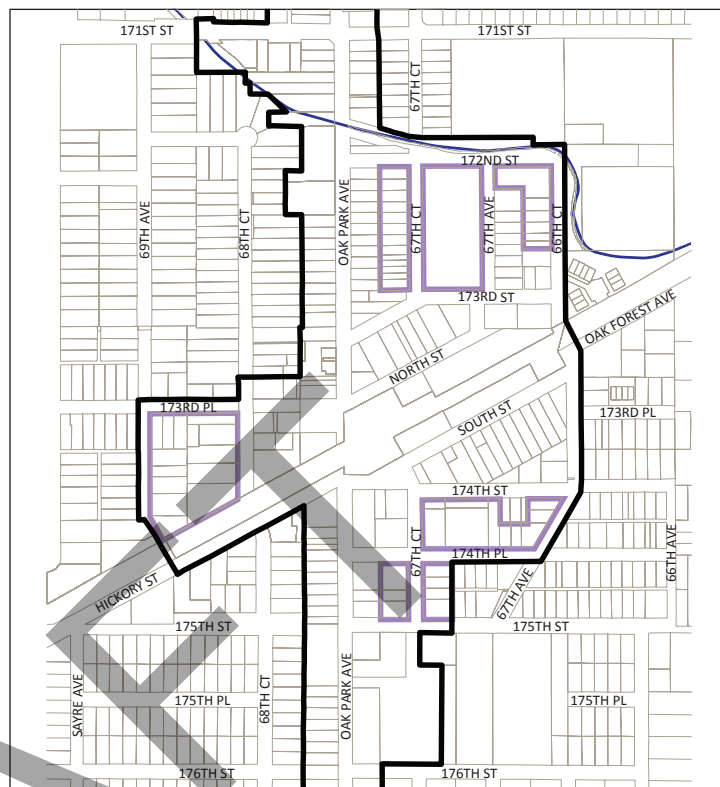
Table 2.C.6



10. Heritage Sites (DG)

a. Intent

b. Applicability



c. General Standards

Table 2.C.7

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

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.C.8

12. Heritage Sites - Private Sites Standards (DG)

a. Private Frontages

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

b. Building & Parking Placement

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

c. General Provisions

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

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

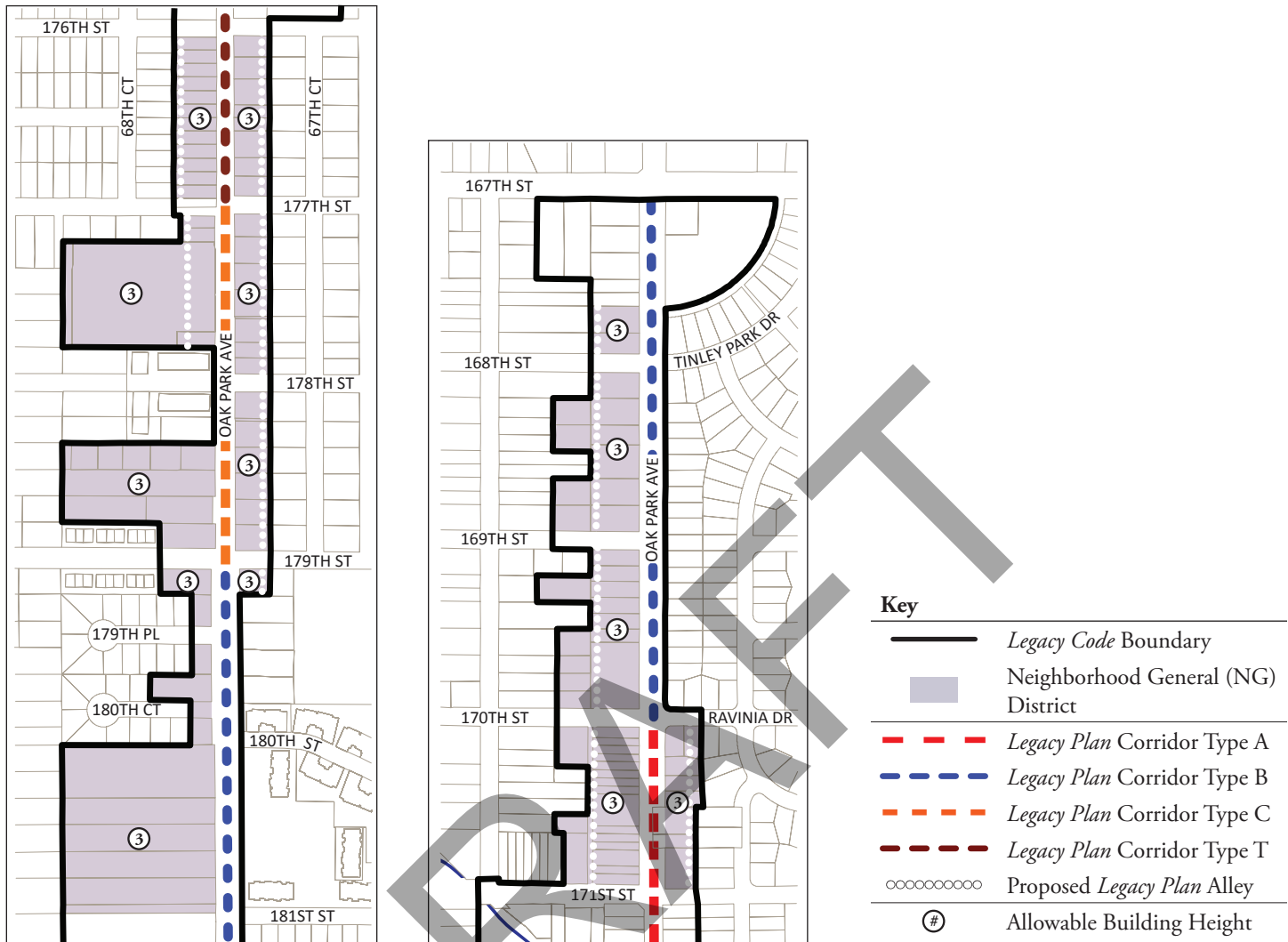


Figure 2.D.2 - Neighborhood General Regulating Plan

4. General Standards (NG)

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

5. Corridor & Alley Requirements (NG)

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.D.2

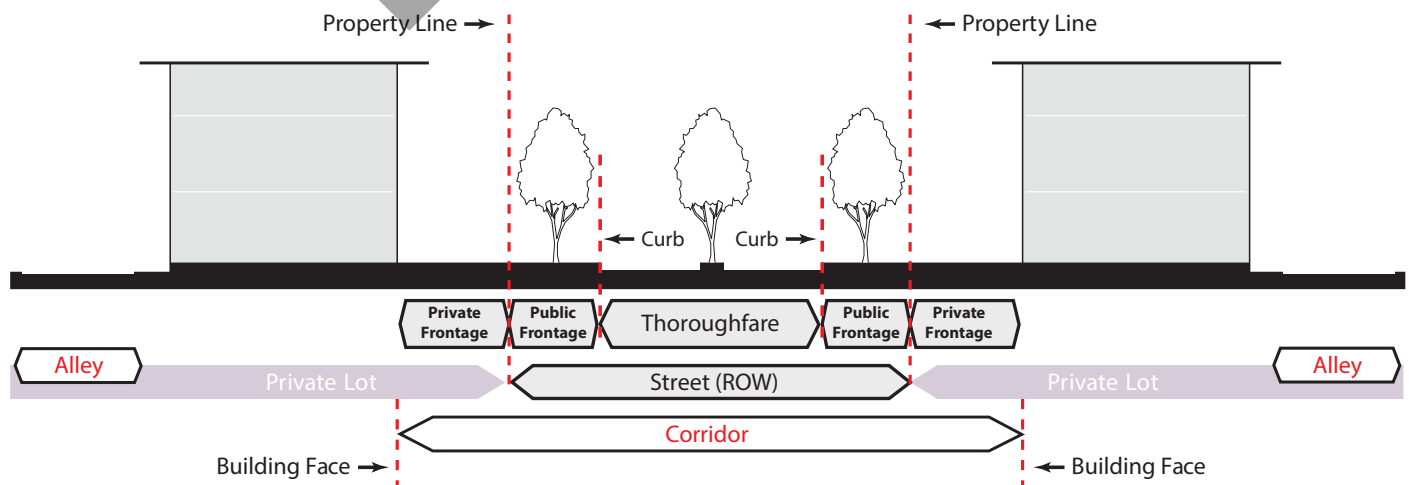
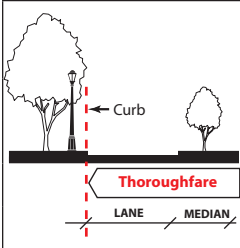


Figure 2.D.3 - Illustration of Terms

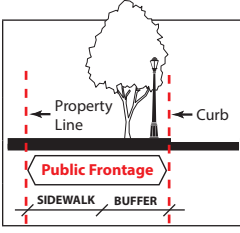
6. Thoroughfare & Alley Standards (NG)



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

Table 2.D.3

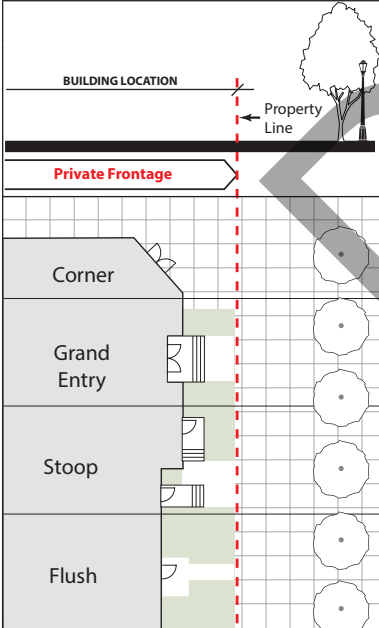
7. Public Frontage Standards (NG)



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

Table 2.D.4

8. Private Frontage Standards (NG)



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

Table 2.D.5

9. Private Lot Standards (NG)

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

Table 2.D.6

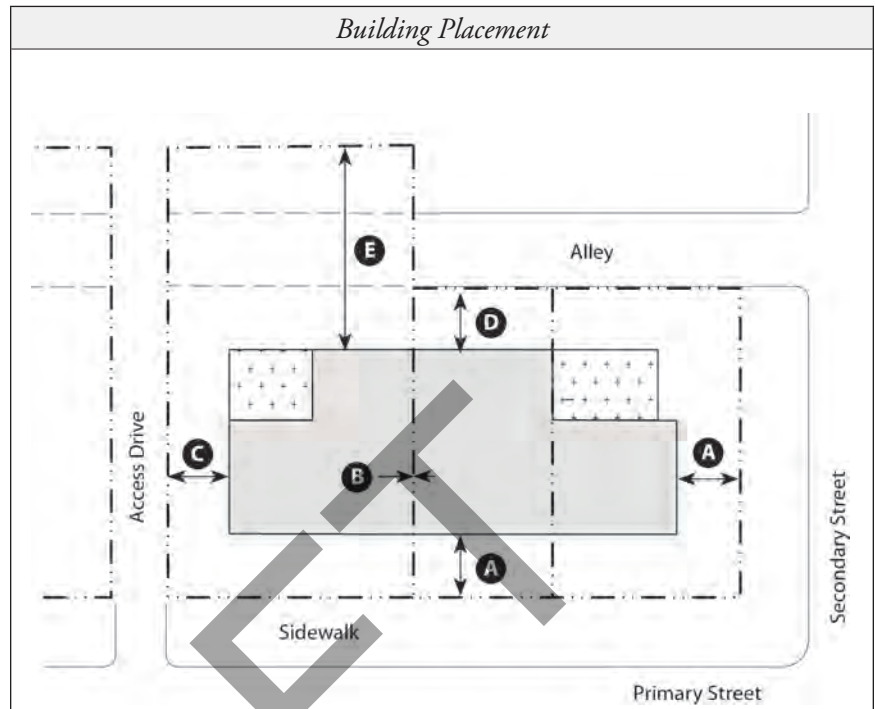


Figure 2.D.4

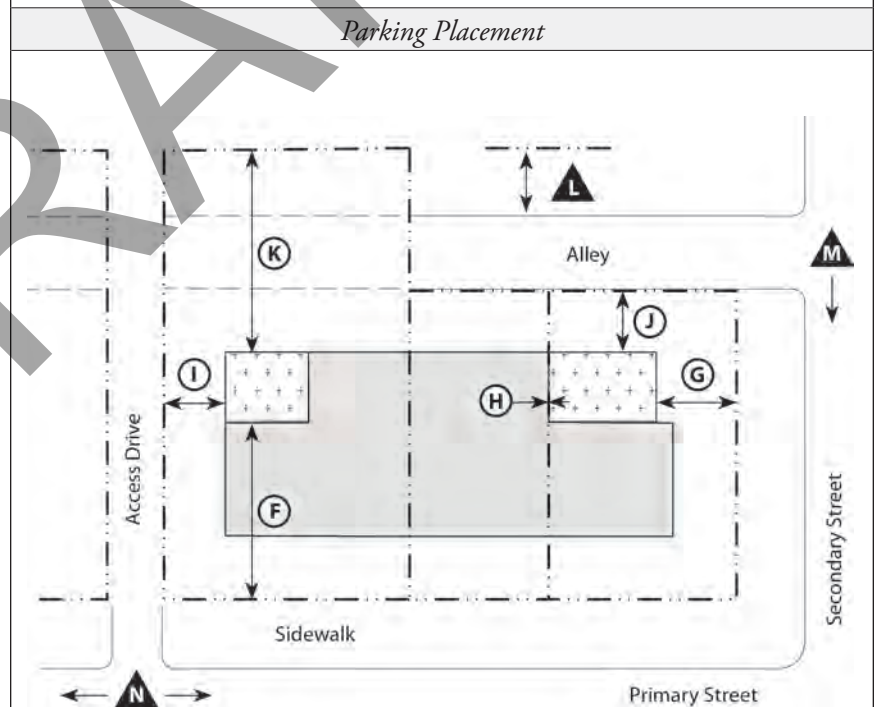


Figure 2.D.5

- Property Line
- Building Zone
- Parking Zone

10. Heritage Sites (NG)

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

a. Intent

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

b. Applicability

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

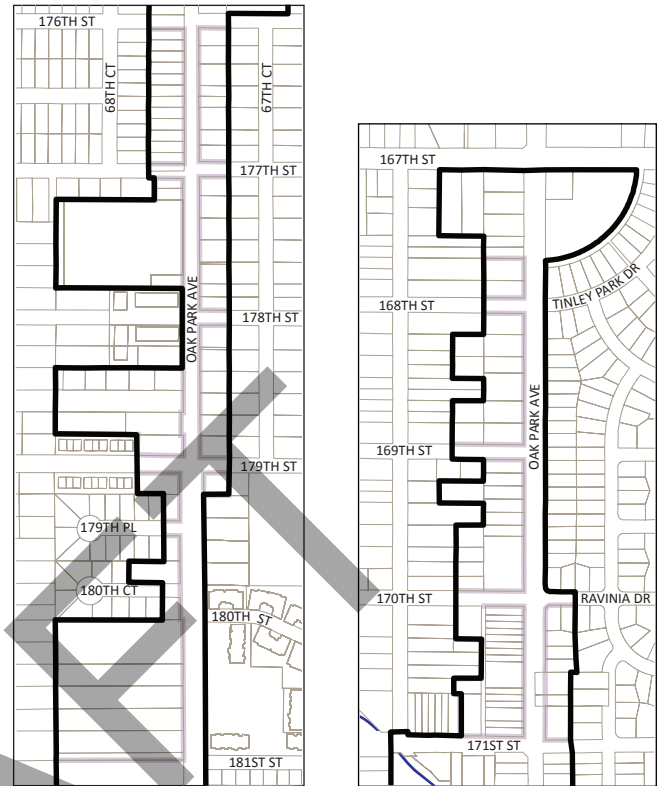


Figure 2.D.6

Key

- Legacy Code Boundary
- NG Heritage Site Blocks

c. General Standards

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

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

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.D.8

12. Heritage Sites - Private Sites Standards (NG)

a. Private Frontages

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

b. Building & Parking Placement

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

c. General Provisions

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

DRAFT

167TH ST

168TH ST

OAK PARK AVE

TINLEY PARK DR

4

5

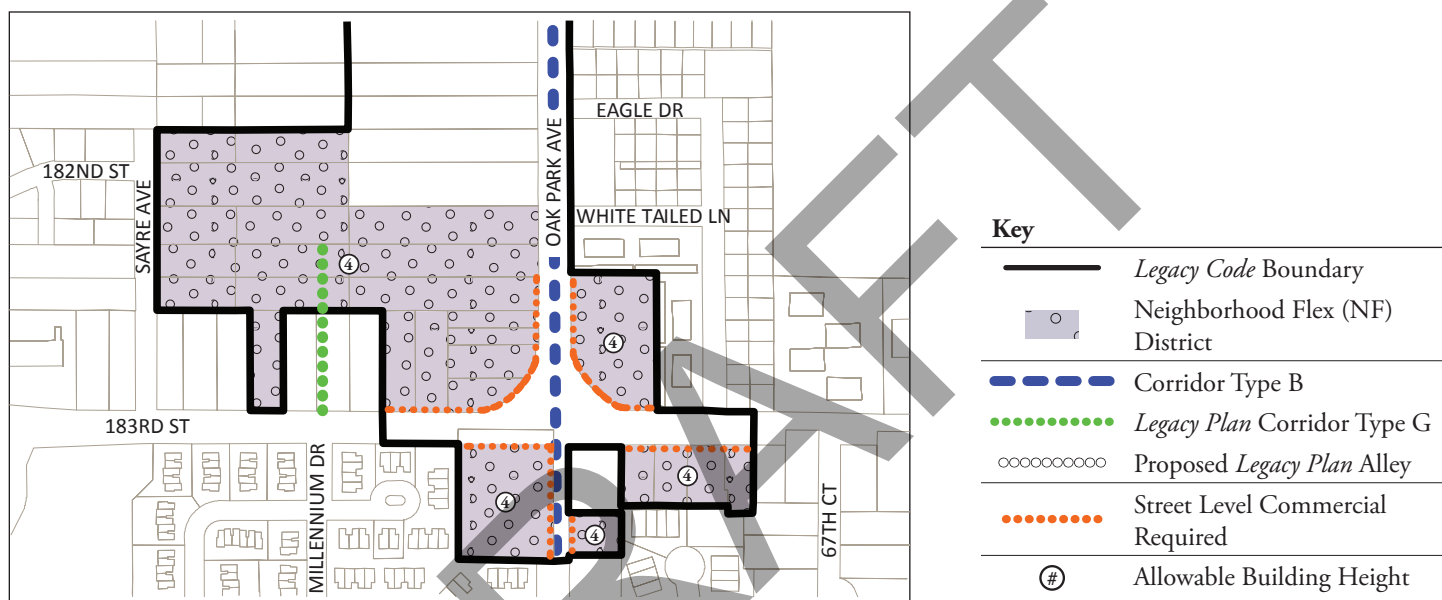


Figure 2.E.2 - Neighborhood Flex Regulating Plan

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

△ The commercial space must be a minimum depth of fifty feet (50').

□ If Street Level Commercial is not required in Figure 2.E.2., then Street Level Residential is permitted.

Table 2.E.1

Table 2.E.1

☐ If Street Level Commercial is not required in Figure 2.E.2., then Street Level Residential is permitted.

5. Corridor & Alley Requirements (NF)

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.E.2

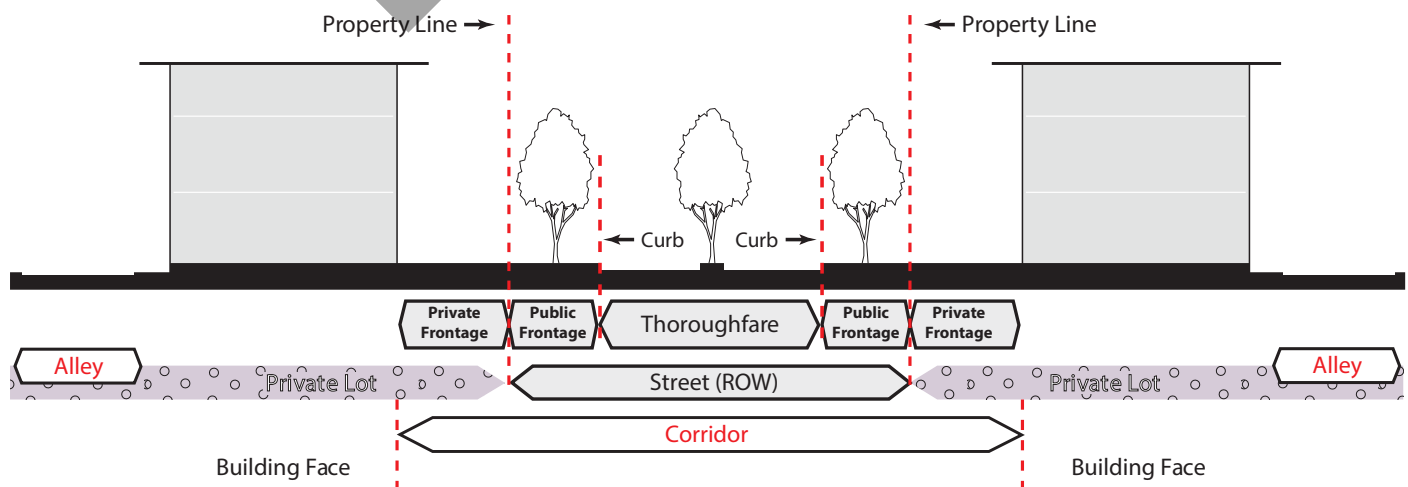


Figure 2.E.3 - Illustration of Terms

6. Thoroughfare & Alley Standards (NF)

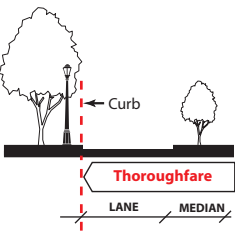
	Thoroughfare	Landscape Median	On-Street Parking	Thoroughfare Width (Curb to Curb)	Design Details
	Standard Corridor		●	30'	see pages 92-95
	Corridor Type B	16'		50'	
	Corridor Type G	16'		50'	
	Alley			20'	

Table 2.E.3

7. Public Frontage Standards (NF)

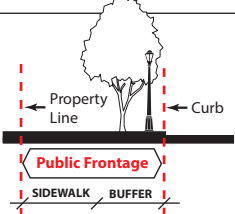
	Thoroughfare	Minimum Side-walk Width	Minimum Buffer Width	Landscaping Details	Lighting Details
	Standard Corridor	5'	6'	see pages 62-63	see pages 66-67
	Corridor Type B	6'	17'		
	Corridor Type G	6'	7'		

Table 2.E.4

8. Private Frontage Standards (NF)

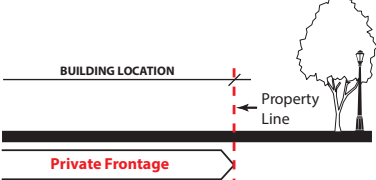
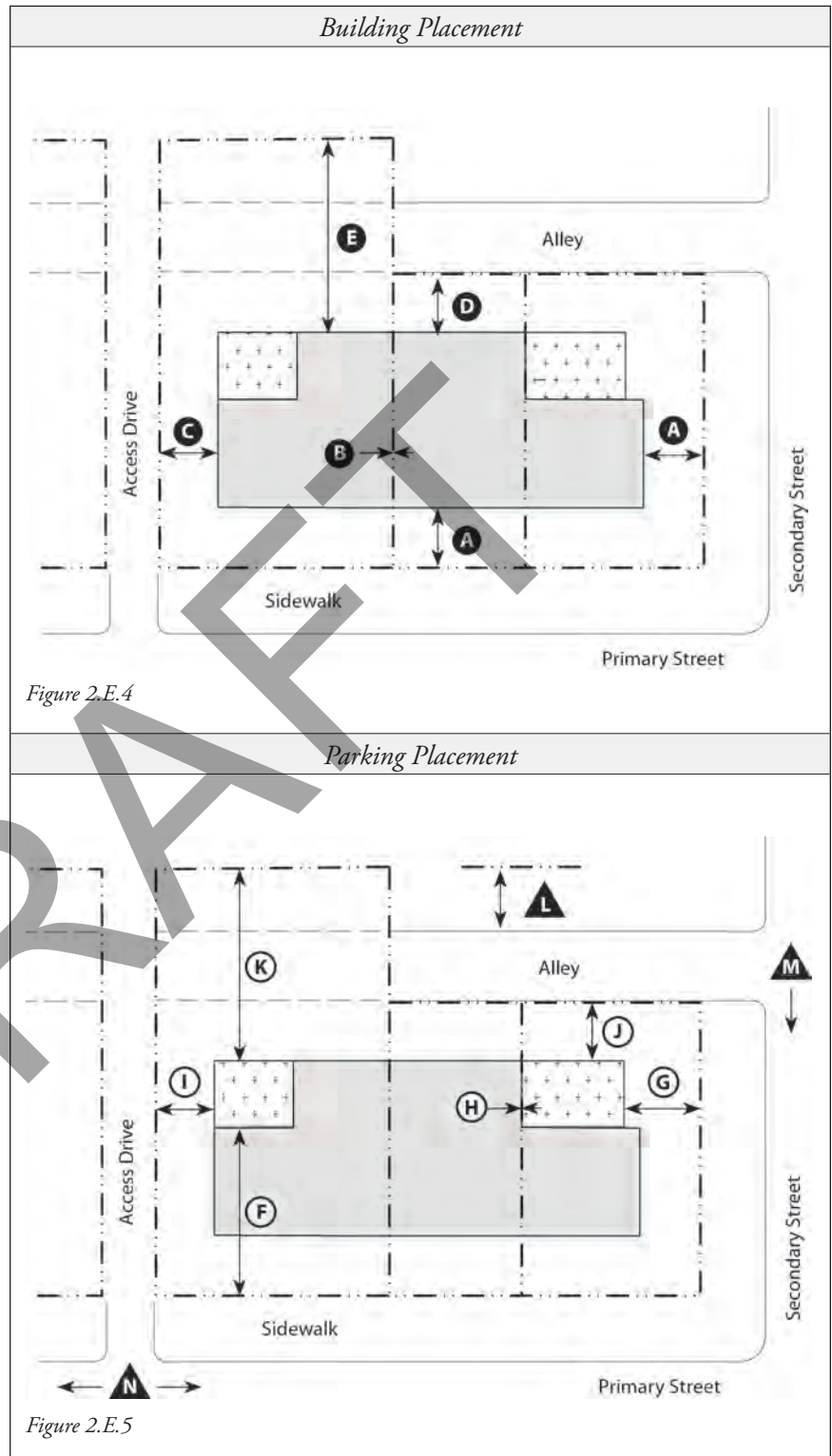
	Permitted Private Frontages	
	Description	Standards
Corner	A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Storefront	A building treatment for ground-level commercial uses with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

Table 2.E.5

9. Private Lot Standards (NF)

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

Table 2.E.6



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

a. Intent

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

b. Applicability

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

c. Waivers

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

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

d. Required Improvements

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

Table 2.E.8

12. Heritage Sites - Private Sites Standards (NF)

a. Private Frontages

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

b. Building & Parking Placement

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

c. General Provisions

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

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F. Civic

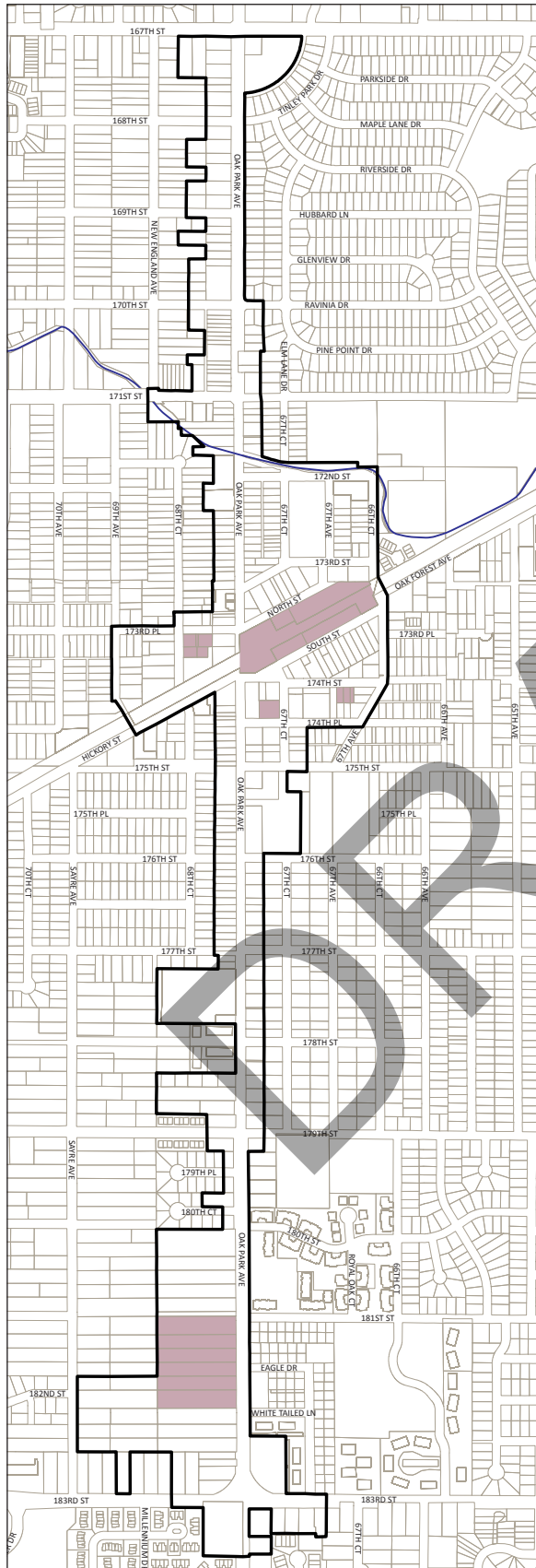


Figure 2.F.1 - Civic Location Map

1. Intent

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

2. Applicability

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

3. Permitted Building Types (Civic)

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

Table 2.F.1

4. Lot Standards (Civic)

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

Table 2.F.2

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2011 LEGACY CODE



SECTION 3 GENERAL PROVISIONS

A. Uses

1. Permitted Uses

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

2. Special Uses

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

3. Prohibited Uses

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

4. Non-Conformities

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

Permitted Uses	
Commercial	<i>Retail / Service</i> An enterprise that provides goods and/or services directly to the customer, including but not limited to merchandise shops, eating & drinking establishments, specialty goods/foods stores, financial institutions, personal services, convenience uses, entertainment, and hotels.
	<i>Office</i> A workplace that conducts business and/or professional services in which goods, wares, or merchandise are not displayed or sold on the premises, including but not limited to general offices, medical services, and for-profit educational uses.
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. Accessory Residential Uses are permitted in multi-family structures and on upper floors of mixed-use structures. Residential Lobbies* are permitted on the street level.

Table 3.A.1

Special Uses	Prohibited Uses
<ul style="list-style-type: none"> - 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 - Accessory Residential Uses* on the Street Level in a mixed-use building - Automobile and custom van sales (new and used) - Cigar or hookah lounge as a principal use (with or without retail sales as an accessory use) - Creation of a mixed-use building on a Heritage Site in the Neighborhood General or Neighborhood Flex Districts. - Day or child care centers, including home occupation daycare - Farmer's market - Fruit and vegetable stands - Other similar or compatible uses - Package liquor stores - Private surface parking lots located on a lot with no structures or other uses. - Taverns - Teen recreation and dance facilities - Winery, distillery, or brewery, including sales and tasting 	<ul style="list-style-type: none"> - 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 - Automobile repair shops (including bodywork) - Boarding / rooming house - Building material sales - Drive-in theaters - Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses) - Frozen food lockers - Funeral homes, mortuaries, and cremation facilities - Greenhouses, garden centers, and landscape nurseries - Gun dealer / shooting range - Industrial facility (heavy or light) - Kennel / pound - Machinery and equipment sales - 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 - Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use - Second hand stores, flea markets, pawn shops - Tattoo parlor - Truck depot / truck stop - Vehicle rental - Warehouse and storage (including mini-storage) - Wireless communications facilities

Table 3.A.2

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

B. Building Standards

1. Intent

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

2. Applicability

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

3. Building Types

a. *Mixed-Use*

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

b. *Stand-Alone Commercial*

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

c. *Multi-Family*

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

d. *Single-Family Attached*

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

e. *Single-Family Detached*

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

4. Mechanical Equipment

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

5. Accessory Structures

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

6. Storefront Standards

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

a. *Transparency*

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

b. *Sills*

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

7. Materials

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

a. *Primary Materials*

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

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

b. *Accent Materials*

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

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

c. *Prohibited Materials*

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

8. Architectural Guidelines

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

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

9. Heritage Site Guidelines

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

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

C. Parking

1. Intent

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

2. Applicability

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

3. Vehicle Parking - General

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

a. Required Spaces:

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

b. Accessible Spaces:

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

c. Shared Parking:

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

d. Residential Parking:

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

e. Parking Location:

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

f. Parking Access:

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

4. Vehicle Parking Design Standards

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

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

Table 3.C.1

5. Guest Parking

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

6. Bicycle Parking

a. Required Spaces:

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

b. Parking Location:

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

c. Parking Shelter:

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

d. Rack Type:

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

7. Additional Parking Standards

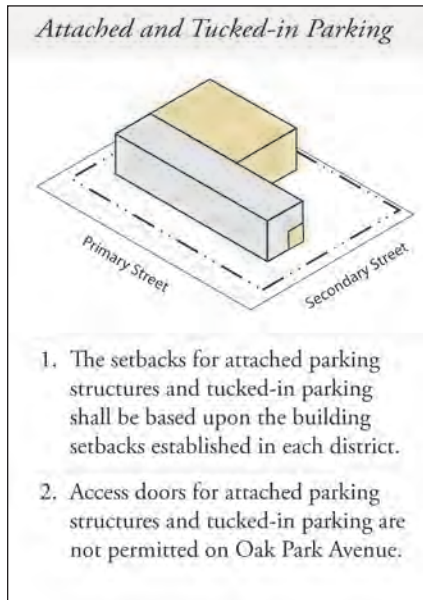


Figure 3.C.1

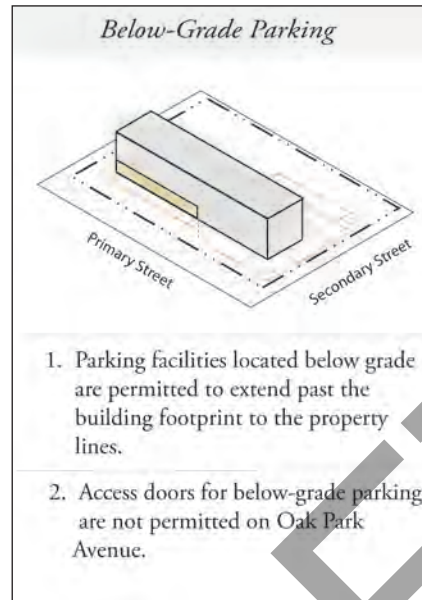


Figure 3.C.2

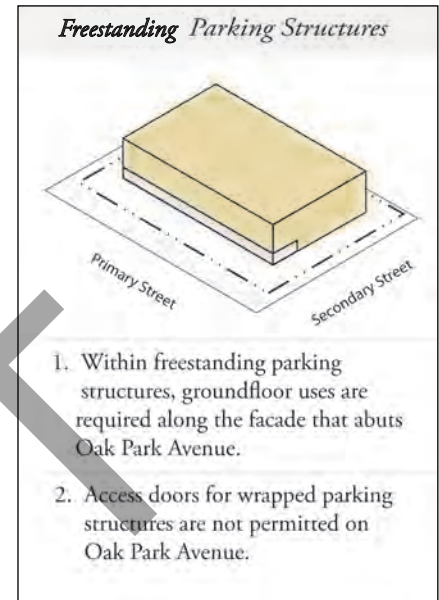


Figure 3.C.3

8. Special Parking Standards - Heritage Sites

a. Front Yard Parking:

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

b. Modification:

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

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

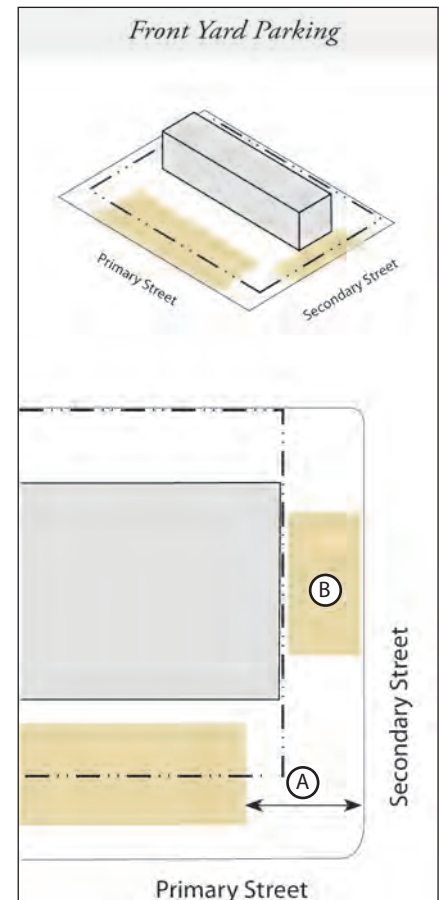


Figure 3.C.4

D. Alleys

1. Intent

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

2. Applicability

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

3. Dedication

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

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

4. Construction

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

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

5. Right-of-Way Standards

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

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

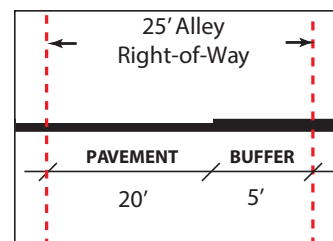


Figure 3.D.1

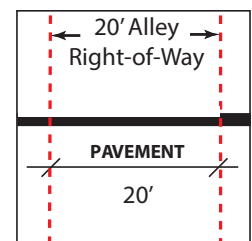


Figure 3.D.2

E. Vehicle Access

1. Intent

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

2. Applicability

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

3. Hierarchy of Access Points

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

4. Permanent Curb Cuts & Driveways

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

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

5. Temporary Curb Cuts & Driveways

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

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

6. Modifications

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

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

F. Landscaping

1. Intent

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

2. Applicability

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

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

3. General Standards

a. *Plan Conformance*

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

b. *Private Lot Phasing*

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

c. *Public Property Requirements*

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

d. *Water Collection Areas*

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

4. Waivers

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

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

5. Installation & Maintenance Standards

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

6. Thoroughfare

a. Medians

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

7. Public Frontage

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

a. Downtown Core District

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

b. Other Districts

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

c. Street Furniture & Planters

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

8. Private Frontage

a. Foundation Plantings

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

b. Street Furniture & Plantings

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

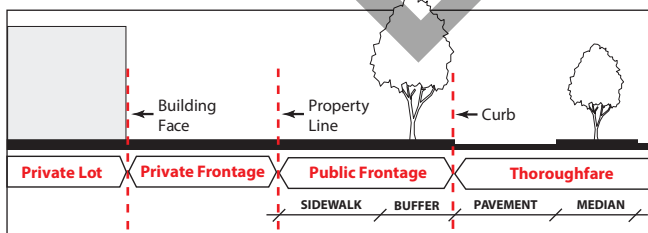


Figure 3.F.1

9. Private Lot

a. Interior Landscaping

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

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

b. Parking Lot Landscaping

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

10. Bufferyards

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

a. Adjacent to Non-Legacy Code Areas

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

b. Between Commercial and Non-Commercial Uses

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

c. Between Residential Uses

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

d. Auto-related Uses

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

e. Alley Buffer

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

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

Table 3.F.1

G. Fencing

1. Intent

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

2. Applicability

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

3. General

a. Plan Conformance

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

4. Materials

a. Permitted

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

b. Prohibited

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

5. Public Frontage

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

6. Private Frontages

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

a. Corner Lots - All

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

b. Corner Lots - Detached Single-Family Residential

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

7. Private Lots

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

a. Rear Yard Requirements

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

b. Alley Buffering

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

c. Parking Lot Screening

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

H. Stormwater Management

1. Intent

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

2. Applicability

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

3. Jurisdiction

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

4. General

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

5. Analysis

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

I. Lighting

1. Intent

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

2. Applicability

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

3. Location

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

a. Alley Lighting Zone:

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

b. Parking Lot Lighting Zone:

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

c. Public Frontage Lighting Zone:

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

d. Building Lighting Zone:

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

4. Lighting Elements

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

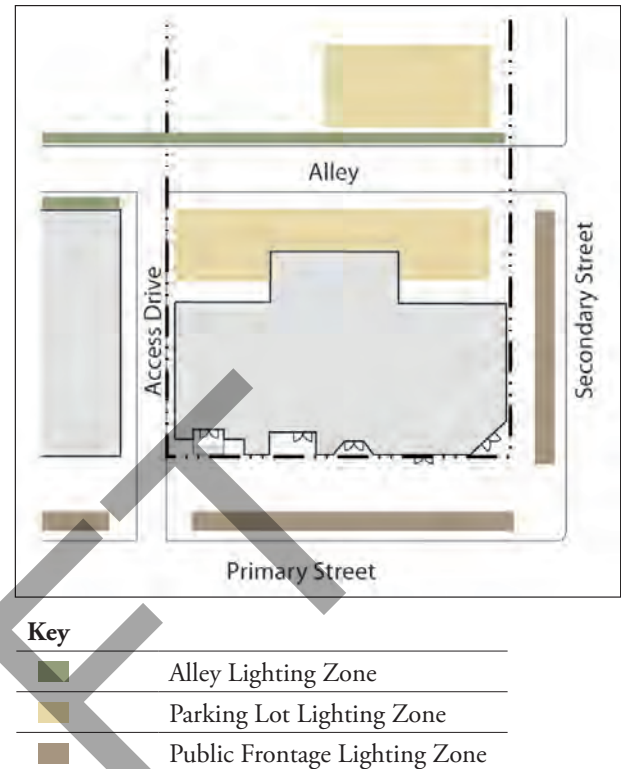


Figure 3.I.1

5. Glare

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

6. Spillage

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

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

7. Standards

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






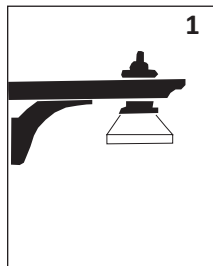
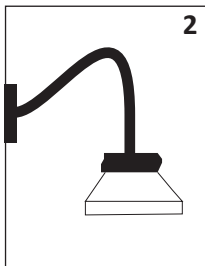
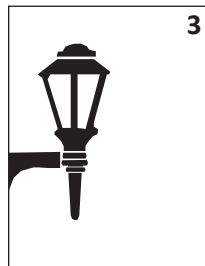
Light Type	Permitted Location				Standards
	Alley	Parking Lot	Public Frontage	Building	
 Cobra Head	●				Height: 20' max. Color: No restrictions
 Pipe	●	●			Height: 20' max. Color: Black or copper
 Post		●			Height: 15' max. Color: Black or copper
 Column		●	●		Height: 12' max. Color: Black or copper
 Bollard		●			Height: 4' max. Color: no restrictions
Building Mounted Examples				●	1. Structure mounted alley or parking lot light. 2. Commercial Structure mounted accent light. 3. Residential Structure mounted accent light
 1	 2	 3			

Table 3.1.1

J. Encroachments

1. Intent

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

2. Applicability

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

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

Table 3.J.1 - Sign Regulations

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

2011 LEGACY CODE



SECTION 4 SIGNAGE

DRAFT

A. Intent

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

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

B. Applicability

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

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

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

C. General Provisions

1. Number of Signs

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

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

2. Materials

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

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

3. Illumination

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

4. Encroachment into Public Right-of-Way

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

5. General Provisions - Universal

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

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

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

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

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

D. Sign Types

Key

	Prohibited
	Permitted
*	Permitted with Conditions

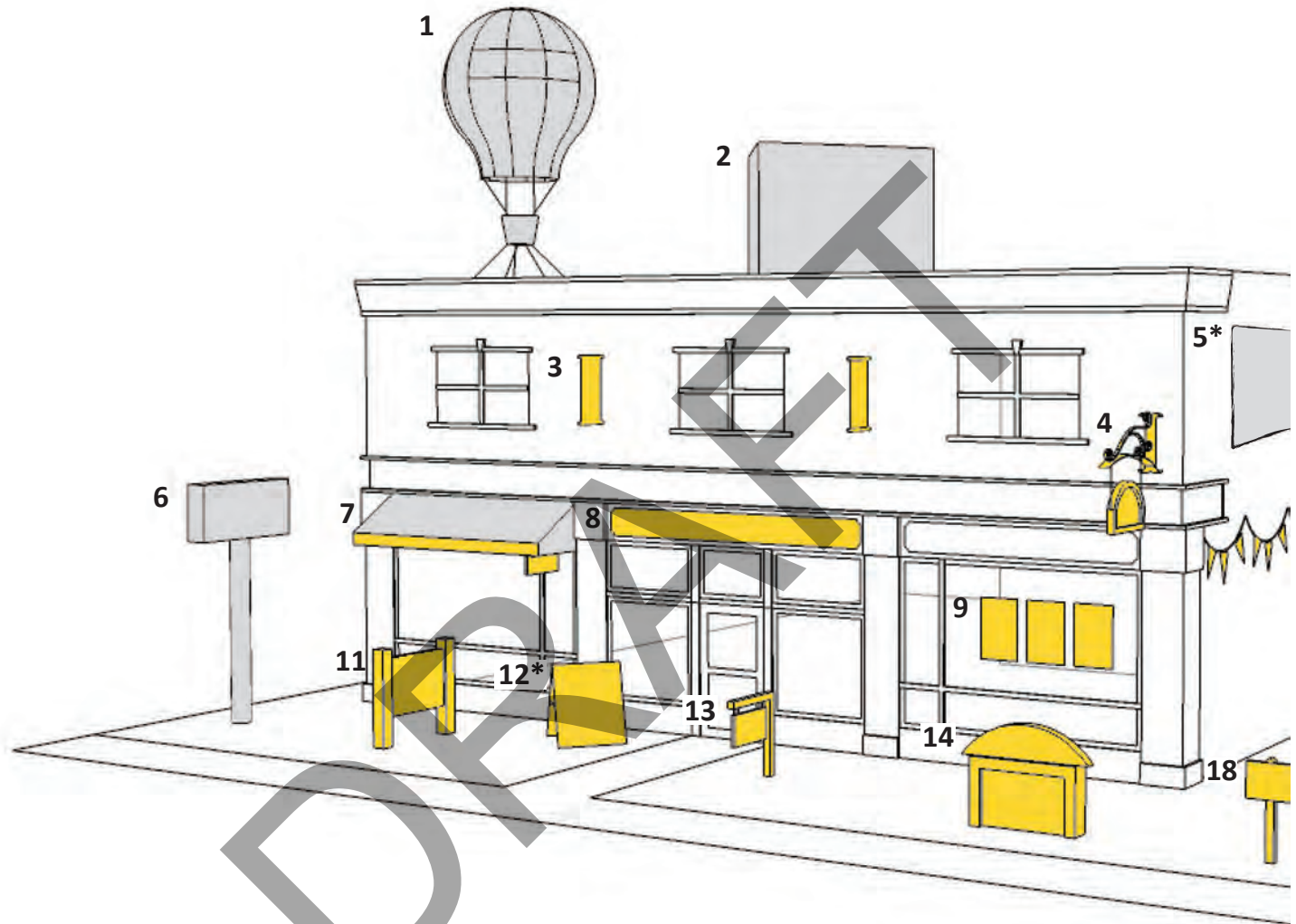


Figure 4.D.1 - Sign Types

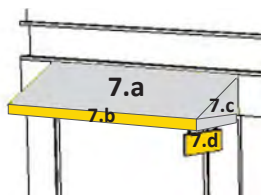


Figure 4.D.2

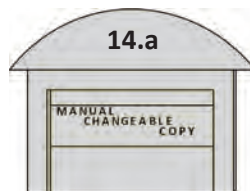


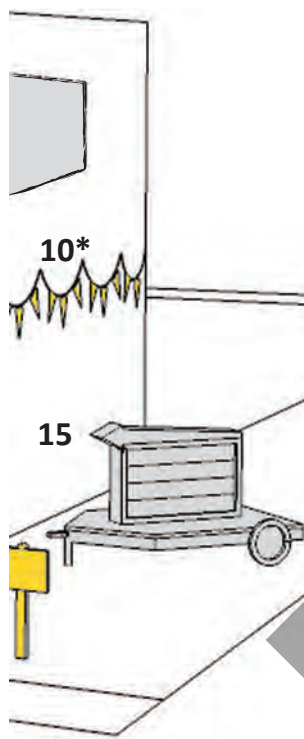
Figure 4.D.3



Figure 4.D.4



Figure 4.D.5



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



Figure 4.D.6

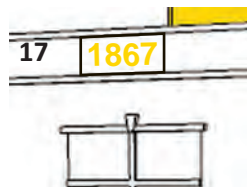


Figure 4.D.7



Figure 4.D.8

E. Sign Regulations

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

Table 4.E.1 - Sign Regulations

Special Conditions

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

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

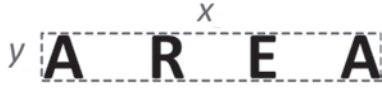
6. Electronic Changeable Copy signs shall be permitted only within the Neighborhood Flex and Civic Districts.
7. In addition to Item 6 above, as recommended by the Federal Highway Administration, there shall be an interval of 4-10 seconds between message changes.
8. Shall be permitted only when cut into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

F. Sign Measurements

1. Calculating Maximum Sign Face Area

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

a. Individual Channel Letters



b. Box Sign



Figure 4.F.1

2. Calculating Maximum Sign Height

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

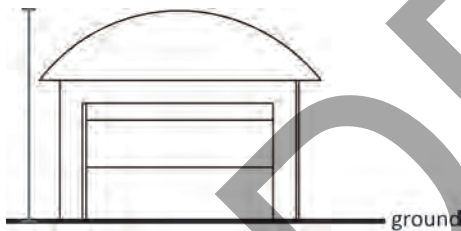


Figure 4.F.2

G. Temporary Signs

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

1. Seasonal (Holiday) Signs and Decorative Lighting

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

2. Special Sale Signs

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

3. Special Event Signs

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

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

H. Sign Exemptions

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

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

I. Non-Conforming Signs

All non-conforming signs shall be replaced when:

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

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2011 LEGACY CODE



SECTION 5 ADMINISTRATION & PROCEDURES

A. How to Obtain Project Approval

1. Pre-Application Conference

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

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

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

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

Table 5.A.1

R: Review & Recommendation

D: Final Approval

\$: Incentive Decisions Only, not Land Use

< >: Public Hearing

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

2. Types of Review & Approvals

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

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

B. Public Meetings Required

1. Process Determination

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

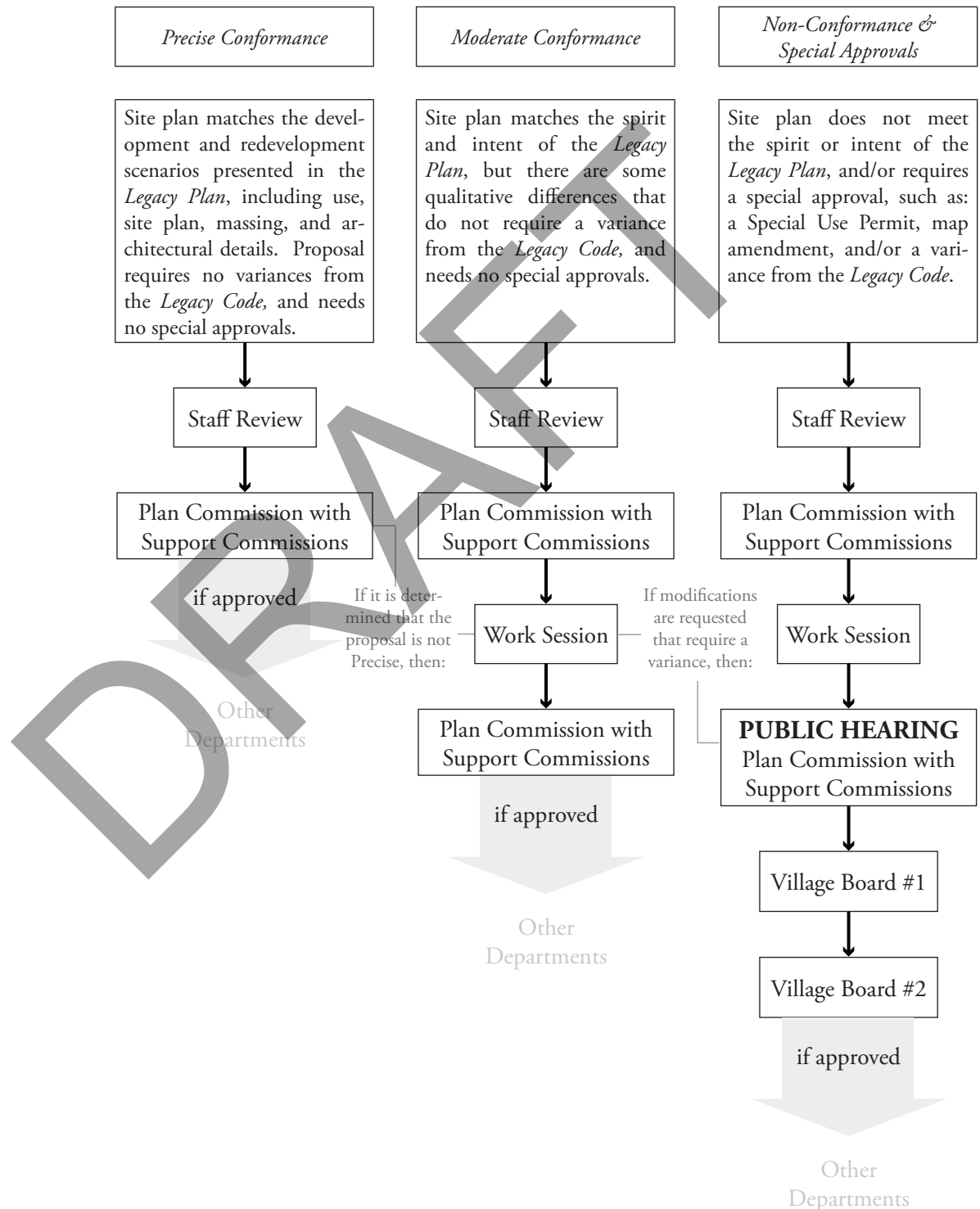


Figure 5.B.1

C. Required Submittal Information

1. Administrative Review

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

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

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

2. Site Plan Review

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

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

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

3. Special Use, Variance, Map Amendment

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

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

4. Plat of Subdivision

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

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

D. Approval Standards

1. General Standards

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

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

E. Map Amendment (Rezoning)

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

F. Appeals

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

G. Special Uses

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

1. Additional Standards for Special Uses

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the Special Use will not impede the normal and orderly development of surrounding property for uses permitted in the district.

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

H. Variances

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

1. Additional Standards Specific to a Variance

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

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

2. Additional Standards Specific to a Parking Variance

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

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

I. Parking Agreement Standards and Waivers

1. Additional Standards for Cross Parking & Cross Access Agreements

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

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

2. Additional Standards Specific to a Parking Waiver

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

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

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

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APPENDIX

A. General Thoroughfare Standards

1. Standard Corridor

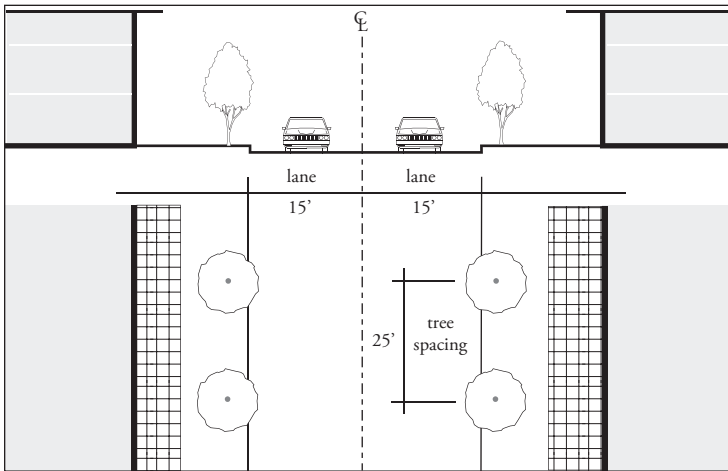


Figure Appendix.A.1

2. Corridor Type A

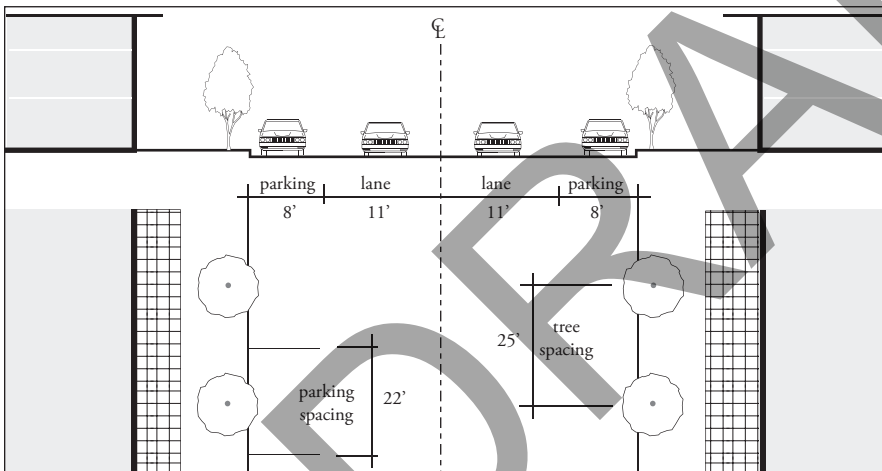


Figure Appendix.A.2

3. Corridor Type B

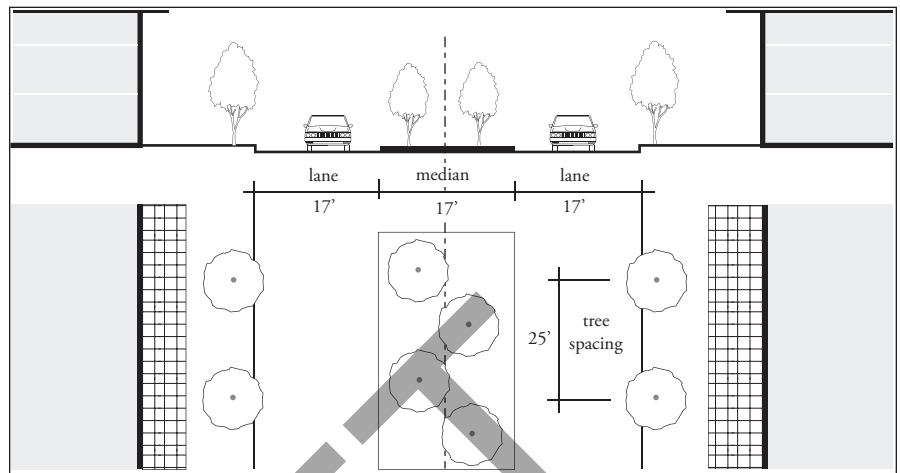


Figure Appendix.A.3

4. Corridor Type C

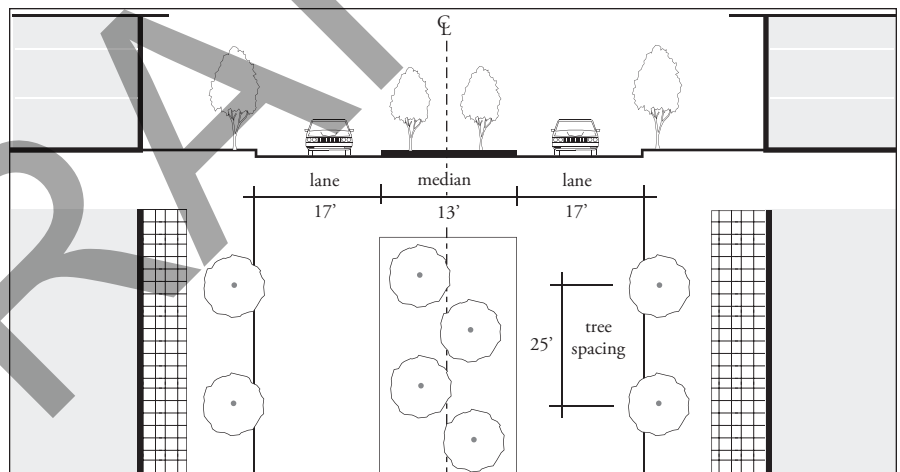


Figure Appendix.A.4

5. Corridor Type D

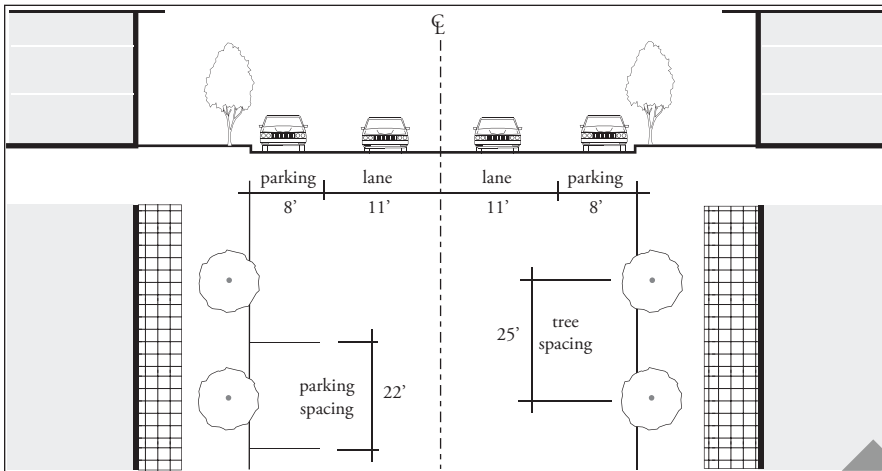


Figure Appendix.A.5

6. Corridor Type E

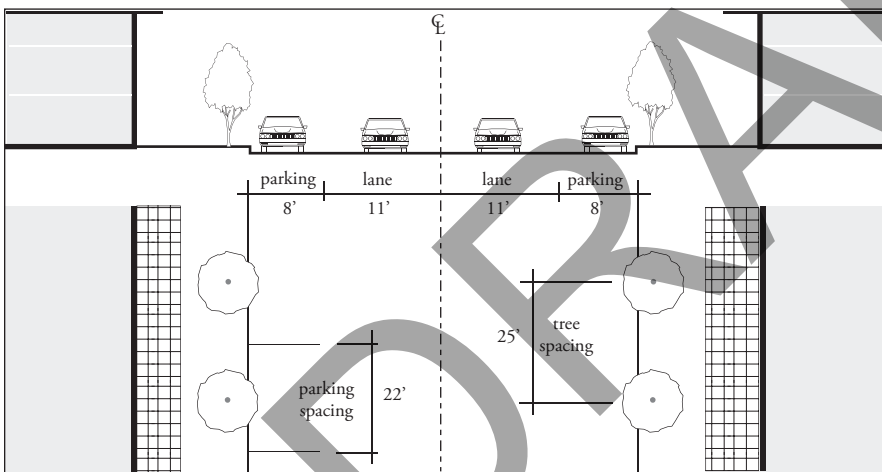


Figure Appendix.A.6

7. Corridor Type F

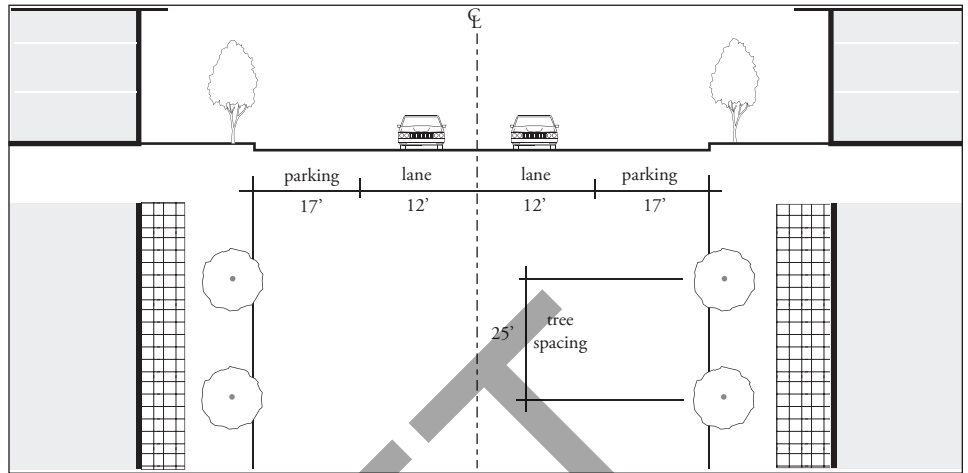


Figure Appendix.A.7

8. Corridor Type G

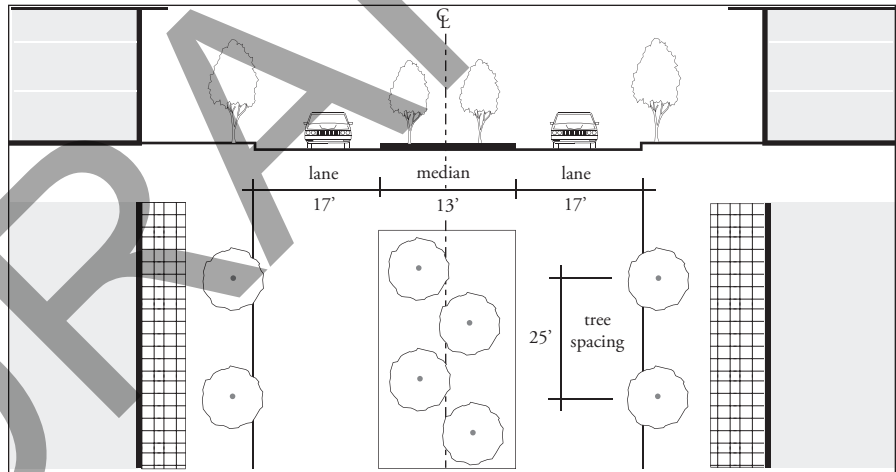


Figure Appendix.A.8

9. Corridor Type T

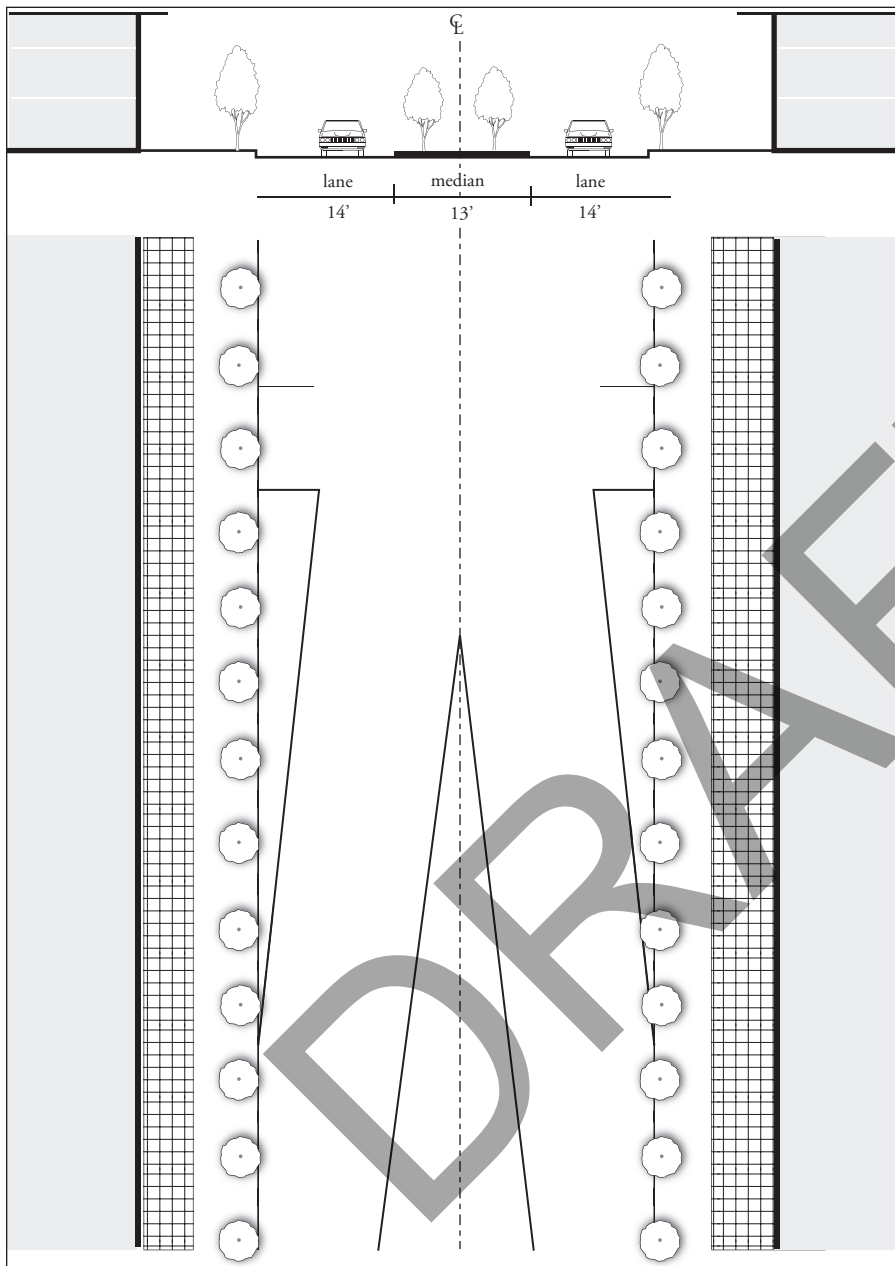


Figure Appendix.A.9

B. Potential Right-of-Way Transitions

Oak Park Avenue consists of the following dimensions:

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

Table Appendix.B.1

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

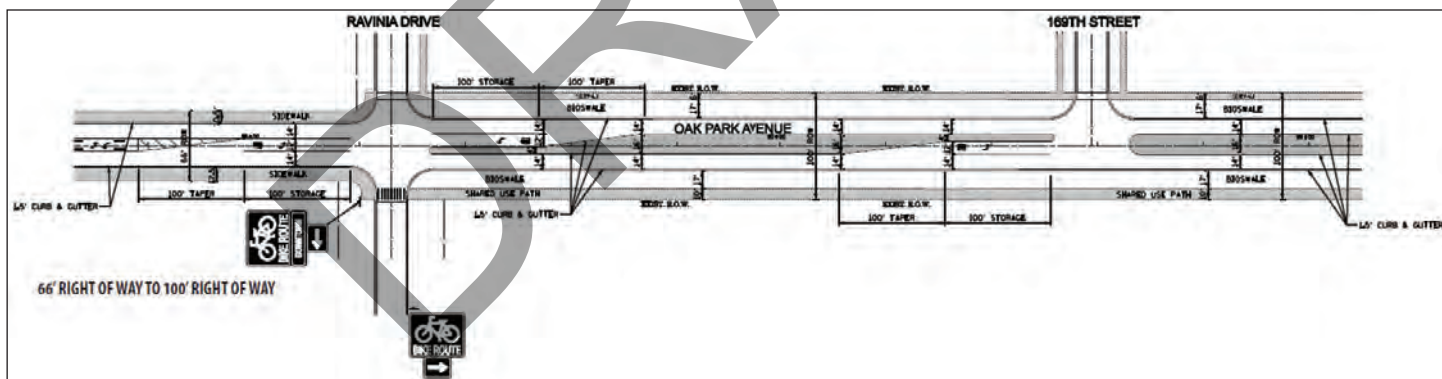


Figure Appendix.B.1

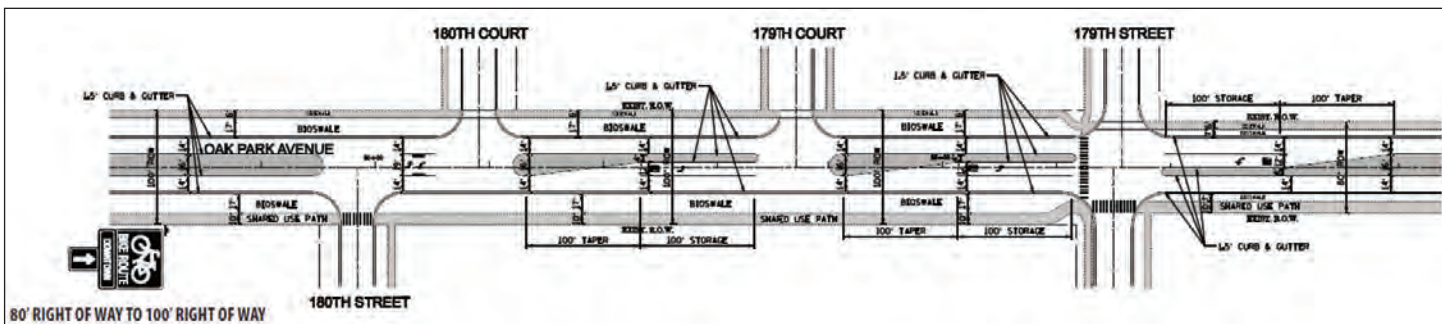


Figure Appendix.B.2

C. Stormwater Management Analysis

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

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



Figure Appendix.C.1

Block 1

Area	4.46 ac. C-Value = 0.68
Detention Required	2.06 ac.-ft.
Detention Available	4.30 ac.-ft. (max.)

Block 2

Area	4.61 ac. C-Value = 0.67
Detention Required	2.10 ac.-ft.
Detention Available	6.00 ac.-ft. (max.)

Block 3

Area	4.34 ac. C-Value = 0.71
Detention Required	2.06 ac.-ft.
Detention Available	2.16 ac.-ft. (max.)

Block 4

Area	3.30 ac. C-Value = 0.73
Detention Required	1.63 ac.-ft.
Detention Available	1.10 ac.-ft.
Required Off-Site	0.53 ac.-ft.

Block 5 (using permeable pavement)

Area	6.48 ac. C-Value = 0.37
Detention Required	1.63 ac.-ft.
Detention Available	1.29 ac.-ft. (provided in paver base)
Required Off-Site	0.34 ac.-ft.

Block 6

Area	3.75 ac. C-Value = 0.70
Detention Required	1.79 ac.-ft.
Detention Available	2.40 ac.-ft.

Block 7


Area	1.42 ac. C-Value = 0.71
Detention Required	0.71 ac.-ft.
Detention Available	Detention to be provided off-site
Required Off-Site	0.71 ac.-ft.

Block 8

Area	1.42 ac. C-Value = 0.75
Detention Required	2.78 ac.-ft.
Detention Available	6.80 ac.-ft.

Table Appendix.C.1

D. Historic Properties & Special Uses

Key		
	Legacy Code Boundary	
Special Uses (post-Legacy Code adoption)		
Mixed Use	16910 S. Oak Park Ave.	2013-O-056
Package Liquor Store/Mixed Use	16948 S. Oak Park Ave.	2015-O-016
Mixed Use	18250 S. Oak Park Ave.	2013-O-058
Existing Special Uses (prior to Legacy Code adoption)		
Gas Station	16701 S. Oak Park Ave.	99-O-067
Day Care Center	17007 S. Oak Park Ave.	2007-O-069
Temporary Parking Lot	17248 S. 67 th 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 Ave.	
JW Hollstein	17358 S. Oak Park Ave.	
Dini Home	17424 S. Oak Park Ave.	
Poorman Residence	17301 S. 66 th Ct.	

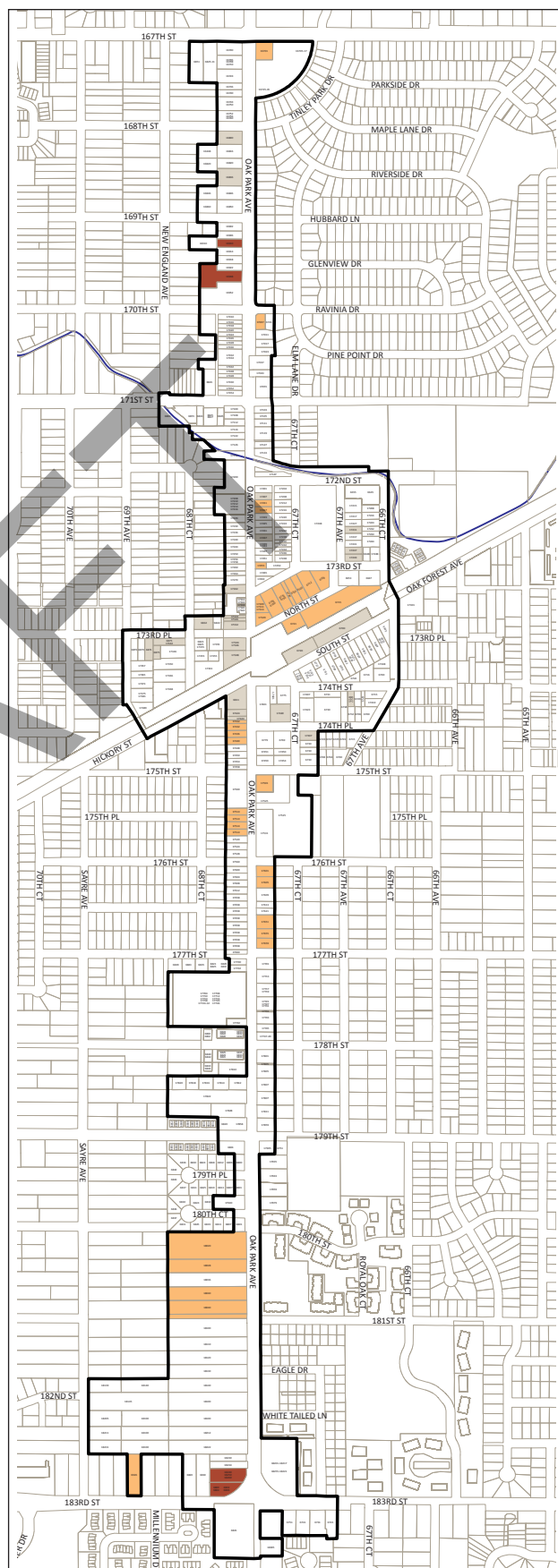


Figure Appendix.D.1

E. Zoning Prior to Adoption

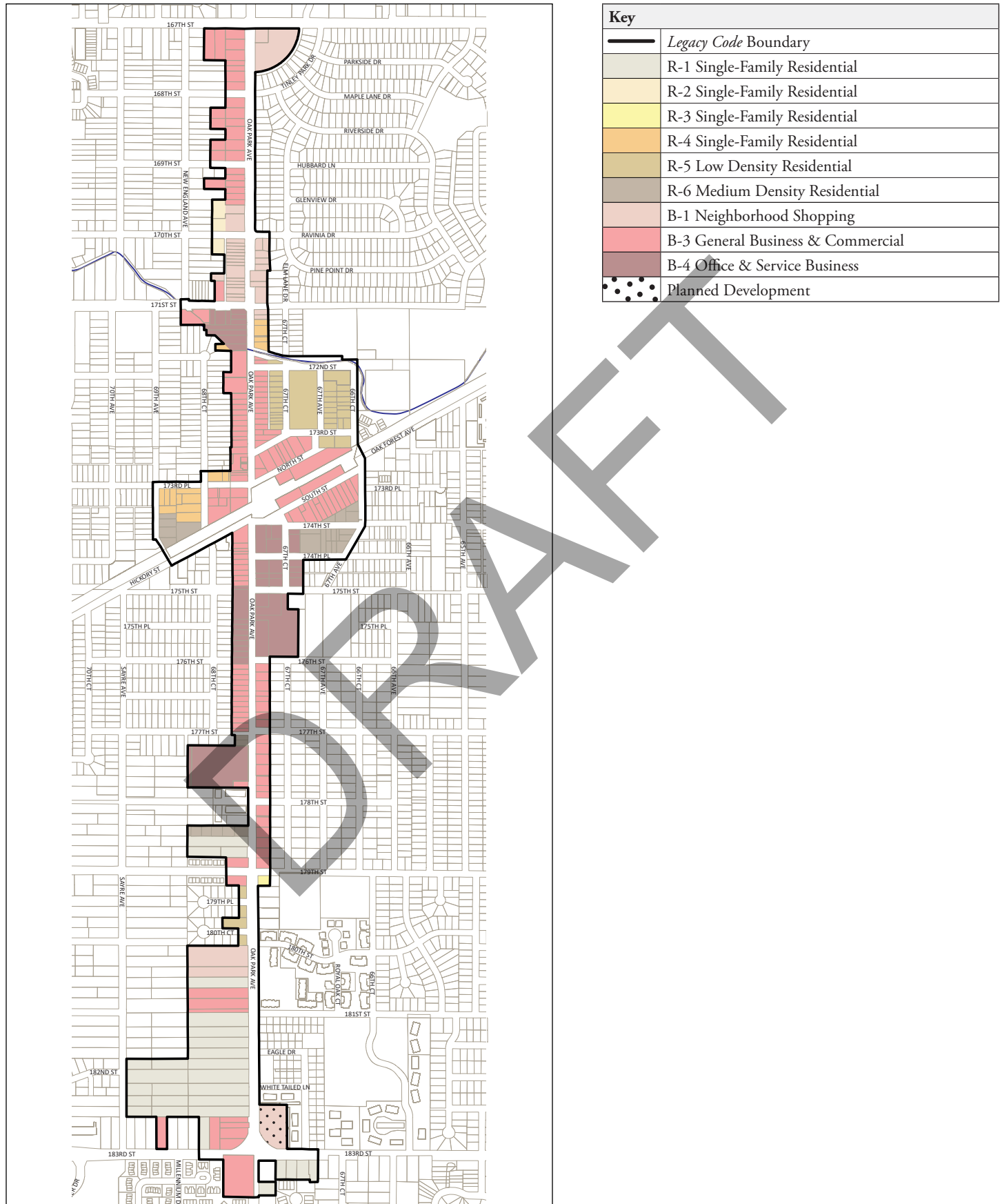


Figure Appendix.E.1

F. Main Street Commission Boundary

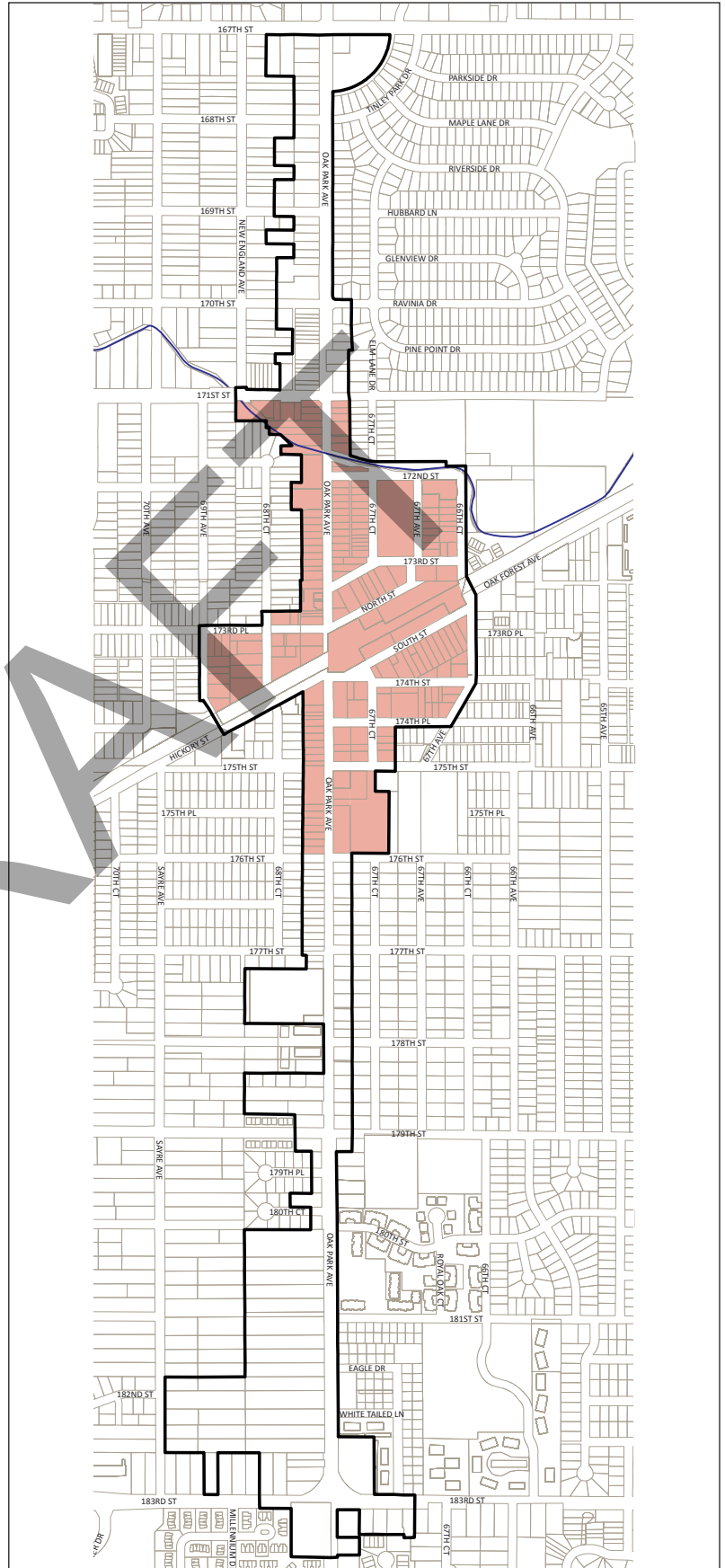


Figure Appendix.F.1

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2011 LEGACY CODE



DEFINITIONS

1. Applicability

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

Access Drive

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

Accessory Residential Uses

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

Attached Parking

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

Below Grade Parking

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

Block End

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

Building Height

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

Commercial

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

Corridor

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

Front Yard Parking

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

Heritage Sites

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

Lineal Frontage (Block)

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

Lot Assemblage

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

Market Value

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

Mixed-Use

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

Moderate Conformance

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

Multi-Family

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

Precise Conformance

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

Primary Façade

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

Private Frontage

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

Public Frontage

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

Redevelopment Sites

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

Residential

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

Residential Lobby

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

Secondary Façade

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

Single-Family Attached

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

Single-Family Detached

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

Site Improvements

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

Stand-Alone Commercial

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

Street Level

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

Street Level Commercial

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

Structure Expansion

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

Thoroughfare

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

Tucked-in Parking

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

Undeveloped Sites

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

Water Collection Area

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

REVISED LEGAL DESCRIPTIONS
FOR THE LEGACY ZONING 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~~ ~~Stive'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 North, 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 Lot~~ 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 40 feet 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 west east 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 east west 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 5 and 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 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~~

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

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

WILLIAM A. WILKINS ADD. TO TINLEY PARK in the S.W. 1/4 of the N.E. 1/4 of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. #0280076.

CIRCUIT COURT PARTITION OF THE S. 60 acs. of the W 1/2 of the N.E. 1/4, also the N. 1/2 of the S.E. 1/4; also the N. 1/2 of the S. 1/2 of Lot 2 of the N.W. 1/4, also that part of the N. 1/2 of Lots 1 & 2 of the N.W. 1/4 S. of the C.R. 1. & P. R.R. of Sec. 31, also that part of the S. of Lots 1 & 2 of the N.W. 1/4 of Sec. 30, S. of the C.R. 1. & P. R.R.; also 35 acs. off the S. end of the E. 35 acs. of the E. 1/2 of the N.E. 1/4 of Sec. 29 (except the E. 9 acs.). Rev. May 22, 1895 Doc. CN18560.

"D"
O. RUTER & 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.

RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439005.

FIRST MIDWEST BANK, RESURDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0006645109.



THIS AREA HAS BEEN STRUCK OUT OF
LEGAL DESCRIPTION OF DOWNTOWN GENERAL

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.

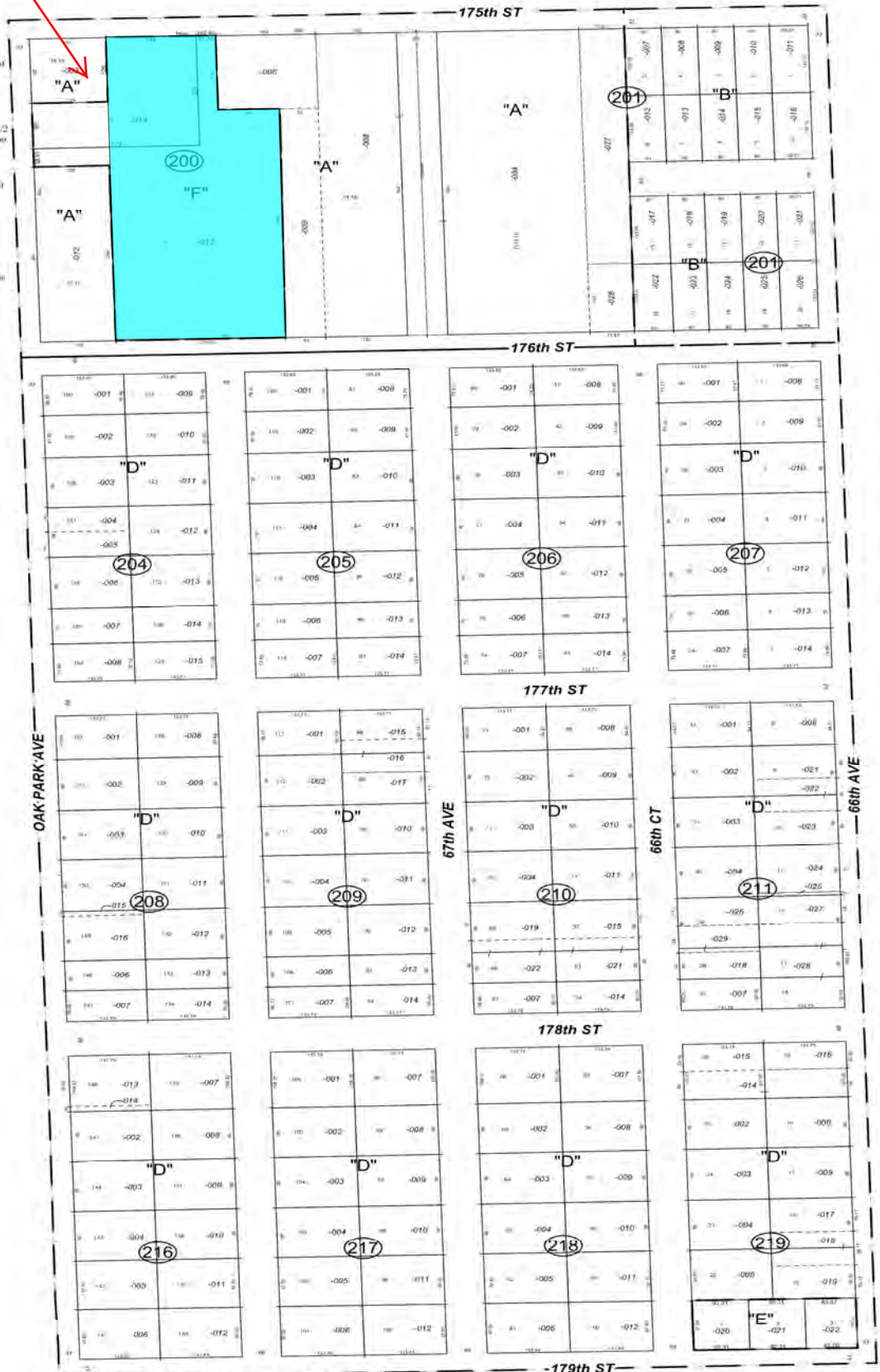
"B"
WILLIAM A. WILKINS ADD. TO TINSLEY PARK in the N.W. 1/4 of the N.E. 1/4 of Sec. 31-36-13. Rec. Jan 24, 1955 Doc. 16280026.

"C"
CIRCUIT COURT PARTITION of the S. 60 acs. of the W. 1/2 of the N.E. 1/4, also the N. 1/2 of the S.E. 1/4; also the N. 1/2 of the S. 1/2 of Lot 2 of the N.W. 1/4, also that part of the N. 1/2 of Lots 1 & 2 of the N.W. 1/4-S. of the C.R.I. & P.R.R. of Sec. 31, also that part of the S. 1/2 of Lots 1 & 2 of the S.W. 1/4 of Sec. 30, S. of the C.R.I. & P.R.R.; also 35 acs. off the S. end of the E. 35 acs. of the E. 1/2 of the N.E. 1/4 of Sec. 29 (except the E. 9 acs.). Rec. May 22, 1893 Doc. CN108560.

"D"
O. RUETER & CO'S TINSLEY 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 Tinsley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439005.

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



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



"A"
CIRCUIT COURT PARTITION in Sections 29, 30, and 31-36-13.
Cort. 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.

"C"
JOHN M. RAUHOFF'S SUB. of part of the S. 1/2 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 Bk. 3 of Christian Andrus Sub., running thence S.
on the E. line of said Lot 10, 460 ft., then ce W. 190 ft., thence S. 16 ft.,
thence W. 1025 ft., thence N. 880.84 ft. to the N. line of the S. 1/2 of
Lot 2 of said S.W. 1/4, thence E. on the N. line of the S. 1/2 of Lot 2 &
1 of said S.W. 1/4, 1215 ft. to the E. line of Lot 10 of Bk. 3, thence S.
911.20 ft. to point of beginning. Rec. Jul 12, 1909 Doc. 4404934.

"D"
JOHN M. RAUHOFF'S PLAT of Bk. 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. 30 and part of the N. 1/2 of
Lot 2 of the N.W. 1/4 of Sec. 36-16-13. Rec. Jul 12, 1909 Doc.
4404933.

"E"
CHRISTIAN ANDRUS 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.

"G"
ANDRUS SUB. of Lot 9 in Bk. 3 of Christian Andrus 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, 1898.

"I"
SUB. of a part of Bk. 3 in John M. Rauhoff's Plat of Bk. 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 N. 1/2 of Lot 2 of the N.W. 1/4 of Sec. 31-36-13.
Rec. May 13, 1915 Doc. 5632986.

"K"
ARKEMA'S SUB. of part of Bk. 4 in McClary's Sub. (See F). Rec.
May 5, 1967 Doc. 20128546.

"L"
TINLEY TERRACE WEST, a Sub. of pt. of Bk. 3 in John M.
Rauhoff's Plat of Bk. 1, 2, 3 & 4 (See D). Rec. Mar 19, 1970 Doc.
21118038.

"M"
HICKORY SQUARE, a Resub. of pt. of Lot 9 in Cuyam Court
Partition (See A). Rec. Aug 24, 1987 Doc. 87466293.
Rec. Aug 7, 1987 Doc. 87437606.

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

"O"
J.P. GALLAGHER'S RESUB. of pt. of Bk. 3 & 4 in McClary's Sub.
(See F). Rec. Nov 5, 1998 Doc. 98001397.

"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

Unit	Unit
Basement 1 = 1002SW = 1008	Unit
Basement 2 = 1002NW = 1009	
1A = 1003	2NE = 1010
1B = 1004	3SE = 1011
1C = 1005	3SW = 1012
1D = 1006	3NW = 1013
2SE = 1007	3NE = 1014

CONDOMINIUM: 28-30-301-056
SPRING FORT HALL CONDO
Rec. 2/16/2007 Doc. 0704715059

Unit	Unit	Unit
C-101 = 1001	R-305 = 1017	G-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 = 1010	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-302 = 1014	G-10 = 1030	G-26 = 1046
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
2NE = 1001	2SE = 1003	3NE = 1005
3NE = 1007	3SE = 1009	3SW = 1011
3NW = 1013	3NE = 1005	3SE = 1007
3SW = 1009	3NW = 1011	3NE = 1005
3SE = 1007	3SW = 1009	3NW = 1011

CONDOMINIUM: 28-30-308-029
Park Oaks Commercial Condo
Rec. 2/26/2003 Doc. 0030268214
Rec. 4/8/2004 Doc. 0409910049

Unit	Unit
17314 = 1001	17320 = 1003
17316 = 1002	17322 = 1005

THIS AREA HAS BEEN ADDED
TO LEGAL DESCRIPTION FOR
DOWNTOWN FLEX

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 NW 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.

"C"
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. 1/2 of Lot 1 or 10 in Blk. 1 in
Elmore's Oak Park Ave. Estates (see A) Rec. Jul. 20, 1979 Doc.
25070653.

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

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

THIS AREA HAS
BEEN ADDED TO LEGAL
DESCRIPTION OF
NEIGHBORHOOD GENERAL