



# **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

**March 16, 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 March 2, 2017 Regular Meeting

**Item #1**

**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.

**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**

**March 2, 2017**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 2, 2017 at 7:30 p.m.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Plan Commission:

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

Absent Plan Commissioner(s): None

Village Officials and Staff:

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

#### **CALL TO ORDER**

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission on March 2, 2017 at 7:30 p.m.

#### **COMMUNICATIONS**

There were none.

#### **APPROVAL OF MINUTES**

Minutes of the February 16, 2017 regular meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to approve the Minutes as presented. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE MARCH 2, 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 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66<sup>th</sup> 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 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68<sup>th</sup> Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68<sup>th</sup> Court) to be rezoned from NF to R-4.

Present were the following:

Plan Commissioners:

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

Village Officials and Staff:

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

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to open the Public Hearing. 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. Additionally, he noted that Staff sent out letters and placed phone calls to affected property owners.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director, gave an overview of the Map Amendments and Text Amendments up for discussion. There were Text Amendments that were rescinded back in May of 2016, which were originally adopted in October 2015. As a consequence of the Text Amendments being rescinded, Staff was asked to review the rescinded Text Amendments, analyze them and provide recommendations. The rescinded Text Amendments contained the Scrivener's Errors that are the subject of the first public hearing and additionally include five other topics which will be covered in the remaining scheduled Public Hearings. .

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 the Staff Report.

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).

STEPHANIE KISLER, Planner I, presented the Staff Report and gave an overview Map Amendments also known as rezonings. These rezonings are a consequence of Scrivener's errors. There were typos in the original legal description for the different districts in 2011 which affected the fourteen (14) properties. These Map Amendments will correct the legal descriptions.

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 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66<sup>th</sup> 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 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68<sup>th</sup> Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68<sup>th</sup> Court) to be rezoned from NF to R-4."

CHAIRMAN MATUSHEK noted these are corrections to the Legal Descriptions to match the Map. He thanked Staff for the hard work to get this corrected.

COMMISSIONER DOMINA asked if there were any property tax implications in approving these Amendments.

MS. WALLRICH replied that this is a decision of the tax assessor's office, but it is usually based on land use rather than zoning classifications.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER SHAW, to close the Public Hearing. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to recommend that the Village Board approve Map Amendments (Rezoning) 1: (A-N) for fourteen (14) properties with the following PIN #'s:

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 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66<sup>th</sup> 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 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68<sup>th</sup> Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68<sup>th</sup> Court) to be rezoned from NF to R-4."

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."

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll 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 MARCH 2, 2017 REGULAR MEETING**

**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 and correcting certain page numbers.

Present were the following:

Plan Commissioners:

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

Village Officials and Staff:

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

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to open the Public Hearing. 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.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

STEPHANIE KISLER, Planner I, noted 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, correction the label on a figure, and correction certain page numbers.

MS. KISLER gave a summary of each of the twenty-one (21) Proposed Text Amendments relating to the topic of updating various figures and labels (A-U) as noted in the Staff Report.

CHAIRMAN MATUSHEK stated with no further comment he asked for a Motion to close the Public Hearing on Item #2.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER STANTON made a Motion, seconded by COMMISSIONER SHAW, 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 as presented by Staff and more fully set forth on page 7 of the Staff Report.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT



**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE MARCH 2, 2017 REGULAR MEETING**

**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.

Present were the following:  
Plan Commissioners:

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

Village Officials and Staff:

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

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MOYLAN, to open the Public Hearing. 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.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

CHAIRMAN MATUSHEK swore in MICHAEL PAUS.

PAULA WALLRICH, Interim Community Development Director, gave a summary of the Text Amendments relating to Street Level Commercial. MS. WALLRICH stated there were a lot of questions regarding the definition of Street Level Commercial. Staff was directed to see how Street Level Commercial was defined or regulated in other communities. Fourteen other communities were investigated with the majority of the communities prohibiting dwelling units on the first floor. MS. WALLRICH went over the definitions and clarifications of Street Level Commercial, Accessory Residential Uses, Street Level Commercial, Residential, and Residential Lobby as noted on pages 104-107 in the 2011 Legacy Code Definitions.

MS. Wallrich also explained “A-S” of the proposed Text Amendments relating to the topic of Street Level Commercial as noted on page 9-10 of the Staff Report.

CHAIRMAN MATUSHEK stated that it makes good sense that the Legacy Code follows the Legacy Plan and that it makes no sense to not require Commercial on the first floor in the central core area. Much of what was explained is in an effort on the part of staff and the Commission to make sure the definitions are clear. If there are changes in the future it would have to go before the elected officials for changes. CHAIRMAN MATUSHEK thanked staff and the Commissioners. COMMISSIONER SHAW asked about items S & B. He wants to be clear about parking being an Accessory Use. He asked if the whole first floor could be taken up by a parking facility.

MS. WALLRICH replied only if it was granted a Special Use Permit which requires Plan Commission review and Village Board approval. The only accessory use allowed on the first floor is a lobby.

CHAIRMAN MATUSHEK noted no further comments from the Commission and asked for comments from MICHAEL PAUS.

MICHAEL PAUS stated he wanted to be clear on accessory uses encompassing a gym because there is history of a gym on the whole first floor of a building in Tinley Park. If someone elected to do this again, would that still have to come through as Special Use.

MS. WALLRICH replied it would still have to come before the Plan Commission if it were to be used exclusively by the residents.

MS. KISLER added that a gym open to the public would also requires a Special Use in the Legacy District.

CHAIRMAN MATUSHEK noted hearing no further comments from the Commission or the Public he asked for a Motion to close this Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER MOYLAN made a Motion, seconded by COMMISSIONER STANTON, 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 to include definitions of Street Level Commercial, Accessory Residential Uses, Commercial, Residential, Street Level, Residential Lobby and adding a depth requirement for Street Level Commercial spaces and adding Accessory Residential Uses on the Street Level to the list of Special Uses.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI,  
LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND  
CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll 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 MARCH 2, 2017 REGULAR MEETING**

**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.

Present were the following:

Plan Commissioners:

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

Village Officials and Staff:

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

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER, to open the Public Hearing. 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.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

CHAIRMAN MATUSHEK swore in MICHAEL PAUS.

STEPHANIE KISLER, Planner I, noted this item specifically relates to cigar, hookah, tobacco type uses and medical marijuana dispensing facilities.

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.

CHAIRMAN MATUSHEK stated in the past meetings the Commission has had discussion about whether it makes sense to add hookah lounges as a Special Use allowance. He stated that he doesn’t think that is the greatest idea. Cigar lounges are more in keeping with some of the restaurant districts. He asked if some of the other Commissioners would like to comment on this.

COMMISSIONER SHAW stated in Item A, he was in favor of moving both the cigar and hookah lounges to Prohibited Use. In trying to hear the consensus of the other Commissioners he would be okay with splitting the two and putting the cigar lounge is Special Use and the hookah lounge in prohibited use depending on the legality of separating the two. The reason for this is based on where the downtown is right now in its redevelopment. He stated that if the downtown currently more robust and thriving he might have a different stance on this. This type of business may hinder the redevelopment of the downtown area.

CHAIRMAN MATUSHEK agreed with this.

COMMISSIONER KAPPEL stated it depends on whether a person’s preferred leisurely activity involves smoking a cigar or hookah. She stated that since we accommodate the drinkers it is unfair to those that don’t drink and would prefer to smoke. She stated that Hookah Lounges should be a Special Use.

COMMISSIONER BERGTHOLD stated he does not think Hookah Lounges should be a Prohibited Use. It is an unnecessary hindrance on future developers. He felt it could draw in crowds and bring in potential business to surrounding developments. He stated that he felt both should be Special Use.

COMMISSIONER MOYLAN stated he is for leaving the cigar lounge in Special Use and putting the hookah lounge in Prohibited Use. HE stated he did not think hookah is appropriate for the downtown area.

COMMISSIONER STANTON agreed with COMMISSIONER SHAW emphasizing that the desire it to create a family environment in the Central Core. He felt Hookah Lounges should be Prohibited Use.

COMMISSIONER DOMINA stated the cigar lounge in Special Use and hookah should be in Prohibited Use.

COMMISSIONER JANOWSKI concurs with cigar in Special Use and hookah in Prohibited Use.

COMMISSIONER KRONER agrees with cigar in Special Use and hookah in Prohibited Use.

CHAIRMAN MATUSHEK stated we can amend the packet.

PATRICK CONNELLY, Village Attorney, stated you can take each one separately after the close of the Public Hearing. The person making the motion can add the cigar lounge as a Special Use and the hookah lounge as a Prohibited Use.

MICHAEL PAUS stated that he is in favor of the hookah lounge being Special Use. He added that he opposed adding Medical Marijuana Dispensing Facility as a Prohibited Use. It is basically saying that Tinley Park stigmatizes Medical Marijuana which is a position he disagrees with.

CHAIRMAN MATUSHEK noted this is not Prohibited Use throughout the Village. This only applies to the downtown district.

CHAIRMAN MATUSHEK noted hearing no further comments from the Commission or the Public he asked for a Motion to close this Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER made a Motion, seconded by COMMISSIONER MOYLAN, to recommend that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited Uses - Letter A as noted in the Staff Report, adding "Cigar 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.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER made a Motion, seconded by COMMISSIONER SHAW, to recommend that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited Uses - Letter B as noted in the Staff Report, 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.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER made a Motion, seconded by COMMISSIONER DOMINA, to recommend that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited Uses - Letter C as noted in the Staff Report, adding "Medical marijuana dispensing facility" to the list of Prohibited Uses in Table 3.A.2. on Page 55.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER made a Motion, seconded by COMMISSIONER MOYLAN, to recommend that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited Uses - Letter D as noted in the Staff Report, adding Hookah Lounges to the list of Prohibited Uses in Table 3.A.2. on Page 55.

COMMISSIONER BERGTHOLD noted that he feels this is a mistake.

AYE: PLAN COMMISSIONERS JOHN DONIMA, ANTHONY JANOWSKI, PETER KRONER,  
MARK MOYLAN, KEN SHAW, TIM STANTON, AND CHAIRMAN ED MATUSHEK

NAY: PLAN COMMISSIONERS KEVIN BERGTHOLD, LORI KAPPEL

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE MARCH 2, 2017 REGULAR MEETING**

**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.

Present were the following:

Plan Commissioners:

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

Village Officials and Staff:

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

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER STANTON, to open the Public Hearing. 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.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director, stated as a side bar she wanted to thank MR. MICHAEL PAUS for his suggestion of the format to allow separate motions for groups of text amendments.

MS. WALLRICH stated that the reason for the bufferyard was to make adequate screening of automobile use areas such as screening headlights glare into someone's bedroom. She gave a summary of the proposed Text Amendments relating to the topic of Landscape Bufferyards.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW, to close the Public Hearing. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER JANOWSKI made a Motion, seconded by COMMISSIONER KRONER, 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 on page 12 adding the requirement of a five foot (5') wide bufferyard in certain circumstances.

AYE: PLAN COMMISSIONERS JOHN DONIMA, KEVIN BERGTHOLD, ANTHONY JANOWSKI,  
LORI KAPPEL, PETER KRONER, MARK MOYLAN, KEN SHAW, TIM STANTON, AND  
CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: None

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

PATRICK CONNELLY, Village Attorney, stated staff will prepare separate Ordinances and it will be presented to the Board on March 21 with 2 readings. He stated that he was very impressed with everyone and that the staff and the Commission have been incredible. The amount of work put in on this by everyone has been impressive. All discussions have been outstanding. He felt that no one could argue that this process was not thorough.

CHAIRMAN MATUSHEK thanked everyone for their hard work on these Text Amendments.



## **COMMENTS FROM THE PUBLIC**

MICHAEL PAUS stated he echoed what MR. CONNELLY stated and he appreciates the Village listening to his recommendation to split up the Amendments. He also apologized for mispronouncing the Commissioner's names.

CHARLEY SMITH stated he was asked to serve on the CAC and stated there was so much passion by that group. We came together to come up with a resolution that was good for our Village. He complimented Stephanie and Paula on their patience and professionalism.

## **GOOD OF THE ORDER**

PAULA WALLRICH, Interim Community Development Director, noted:

- Aldi will be assuming the lease space for the former Euro Fresh and will provide a new façade.
- The new Economic Development Manager, Patrick Hoban, is great and working very hard.
- A bid was accepted for the Lincoln-Way School site on 191<sup>st</sup> Street property for a Woodman's Grocery Store which will comprise 246,000 SF.
- The departments of Planning, Building and Economic Development have been reorganized under the Community Development Department. This will help to make sure everything is carried out correctly and completely to building permit and occupancy.

## **ADJOURNMENT**

There being no further business, a Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER DOMINA, to adjourn the Regular Meeting of the Plan Commission of March 2, 2017 at 9:04 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMMAN MATUSHEK declared the meeting adjourned.

**CERTIFIED  
ORIGINAL**

VILLAGE OF TINLEY PARK  
PLAN COMMISSION

March 2, 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 2nd day of March, A.D., 2017, at  
7:30 p.m.

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

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p>Page 2</p> <p>1</p> <p>2 BOARD MEMBERS:</p> <p>3 Ed Matushek, III, Chairman</p> <p>4 Mark Moylan,</p> <p>5 Tim Stanton,</p> <p>6 Peter Kroner,</p> <p>7 Ken Shaw,</p> <p>8 Anthony Janowski,</p> <p>9 Kevin Bergthold,</p> <p>10 John Domina,</p> <p>11 Lori Kappel.</p> <p>12</p> <p>13 ALSO PRESENT:</p> <p>14 Patrick G. Connelly,</p> <p>15 Village Attorney;</p> <p>16 Paula Wallrich,</p> <p>17 Interim Community Development Director;</p> <p>18 Stephanie Kisler,</p> <p>19 Planner I;</p> <p>20 Patrick Hoban,</p> <p>21 Economic Development Manager;</p> <p>22 Barbara Bennett,</p> <p>Commission Secretary.</p>	<p>Page 4</p> <p>1 I N D E X</p> <p>2 (continued)</p> <p>3</p> <p>4 Public Hearing: Text Amendments Page 57</p> <p>5 To Section XII, Legacy Code, Of</p> <p>6 The Village of Tinley Park Zoning</p> <p>7 Ordinance Related To The Topic Of</p> <p>8 Permitted, Special, and Prohibited</p> <p>9 Land Uses.</p> <p>10 STAFF COMMENT</p> <p>11 Stephanie Kisler Page 59</p> <p>12 Paula Wallrich Page 67</p> <p>13</p> <p>14 PUBLIC COMMENT</p> <p>15</p> <p>16 Mike Paus Page 69</p> <p>17</p> <p>18 * * * * *</p> <p>19 Public Hearing: Text Amendments Page 80</p> <p>20 To Section XII, Legacy Code, Of</p> <p>21 The Village of Tinley Park Zoning</p> <p>22 Ordinance Related To The Topic Of</p> <p>Landscape Bufferyards.</p> <p>STAFF COMMENT</p> <p>Paula Wallrich Page 82</p> <p>PUBLIC COMMENT</p> <p>Mike Paus Page 90</p> <p>Charlie Smith Page 92</p>
<p>Page 3</p> <p>1</p> <p>2 I N D E X</p> <p>3</p> <p>4 Public Hearing: Map Amendments, Page 7</p> <p>5 Rezoning, For Fourteen Properties</p> <p>6 To Correct Scrivener's Errors In</p> <p>7 The Legal Descriptions For The DC,</p> <p>8 DG, DF, NG, NF, And CV Zoning Districts.</p> <p>9</p> <p>10 STAFF COMMENT</p> <p>11</p> <p>12 Paula Wallrich Page 9</p> <p>13 Stephanie Kisler Page 13</p> <p>14 * * * * *</p> <p>15 Public Hearing: Text Amendments Page 26</p> <p>16 To Section XII, Legacy Code, Of</p> <p>17 The Village Of Tinley Park Zoning</p> <p>18 Ordinance Related To The Topic Of</p> <p>19 Updating Various Figures And Labels.</p> <p>20 STAFF COMMENT</p> <p>21 Stephanie Kisler Page 27</p> <p>22 * * * * *</p> <p>Public Hearing: Text Amendments Page 34</p> <p>To Section XII, Legacy Code, Of</p> <p>The Village Of Tinley Park Zoning</p> <p>Ordinance Related To The Topic Of</p> <p>Street Level Commercial.</p> <p>STAFF COMMENT</p> <p>Paula Wallrich Page 35</p> <p>Stephanie Kisler Page 53</p> <p>PUBLIC COMMENT</p> <p>Mike Paus Page 52</p>	<p>Page 5</p> <p>1 WHEREUPON:</p> <p>2 * * * * *</p> <p>3 MR. MATUSHEK: Okay. And I think we're ready</p> <p>4 to begin. It's time.</p> <p>5 Welcome to the March 2nd, 2017</p> <p>6 meeting of the Village of Tinley Park Plan</p> <p>7 Commission. And we'll begin our meeting with the</p> <p>8 Pledge of Allegiance. If you will please stand.</p> <p>9 (Pledge of Allegiance said by all.)</p> <p>10 MR. MATUSHEK: Thank you very much. And if the</p> <p>11 Secretary will please call the roll.</p> <p>12 MS. BENNETT: Domina.</p> <p>13 MR. DOMINA: Here.</p> <p>14 MS. BENNETT: Bergthold.</p> <p>15 MR. BERGTHOLD: Here.</p> <p>16 MS. BENNETT: Janowski.</p> <p>17 MR. JANOWSKI: Here.</p> <p>18 MS. BENNETT: Kappel.</p> <p>19 MS. KAPPEL: Here.</p> <p>20 MS. BENNETT: Kroner.</p> <p>21 MR. KRONER: Here.</p> <p>22 MS. BENNETT: Moylan.</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 6</p> <p>1 MR. MOYLAN: Here.</p> <p>2 MS. BENNETT: Shaw.</p> <p>3 MR. SHAW: Here.</p> <p>4 MS. BENNETT: Stanton.</p> <p>5 MR. STANTON: Here.</p> <p>6 MS. BENNETT: Matushek.</p> <p>7 MR. MATUSHEK: Here. And we have a quorum.</p> <p>8 Okay. The next order of business</p> <p>9 will be approval of the minutes of our</p> <p>10 February 16th, 2017 regular meeting. You should</p> <p>11 have that in your agenda packets. And I'll</p> <p>12 entertain a motion, unless anyone feels they have a</p> <p>13 correction or addition to make.</p> <p>14 MR. JANOWSKI: So moved.</p> <p>15 MR. KRONER: Second.</p> <p>16 MR. MOYLAN: Second.</p> <p>17 MR. MATUSHEK: Was that you, Ken, or --</p> <p>18 MR. MOYLAN: Myself.</p> <p>19 MR. MATUSHEK: Okay. Got all of that, Barb?</p> <p>20 All right. Been moved to approve the minutes of</p> <p>21 the February 16th, 2017 regular meeting as written.</p> <p>22 All those in favor, please signify by saying aye.</p>	<p style="text-align: right;">Page 8</p> <p>1 So the purpose of this public</p> <p>2 hearing is to correct those descriptions. This is</p> <p>3 a public hearing, so we'll need a motion to open</p> <p>4 it.</p> <p>5 MR. SHAW: Motion to open the public hearing.</p> <p>6 MR. MOYLAN: Second.</p> <p>7 MR. MATUSHEK: All those in favor, signify by</p> <p>8 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.</p> <p>13 All right. Since it is a public</p> <p>14 hearing, if there are any members of the audience</p> <p>15 that wish to speak to this first item, we'll have</p> <p>16 to swear you in. Please stand. Anyone interested</p> <p>17 in speaking to the first one?</p> <p>18 (NO RESPONSE.)</p> <p>19 MR. MATUSHEK: All right. Hearing none, we</p> <p>20 will not need to swear anyone in.</p> <p>21 And I can confirm that the staff</p> <p>22 was quite diligent in making legal -- proper legal</p>
<p style="text-align: right;">Page 7</p> <p>1 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>2 MR. MATUSHEK: All opposed, no?</p> <p>3 (NO RESPONSE.)</p> <p>4 MR. MATUSHEK: Motion carries.</p> <p>5 First item on our agenda is a</p> <p>6 public hearing on the map amendments, which are</p> <p>7 technically rezonings, for 14 properties. And that</p> <p>8 is to correct what's called scrivener's errors in</p> <p>9 the legal descriptions for the DC, DG, DF, NG, NF</p> <p>10 and CV Zoning Districts.</p> <p>11 And I think some people might be</p> <p>12 confused at the legal descriptions and whatnot. I</p> <p>13 think obviously proper legal notice has been given</p> <p>14 to all the property owners.</p> <p>15 Apparently what happened is some</p> <p>16 people's pieces of property were kind of split in</p> <p>17 half incorrectly when the Legacy Code was initially</p> <p>18 passed. So this is simply a correction of some</p> <p>19 mistakes in the legal description. If anything, it</p> <p>20 should probably increase the value of your property</p> <p>21 which will no longer be zoned in two different</p> <p>22 zoning districts.</p>	<p style="text-align: right;">Page 9</p> <p>1 notice and sending out mailings to each individual</p> <p>2 property owners as well. And we have sample</p> <p>3 mailers for anyone that has a question about that.</p> <p>4 But I think that's certainly in compliance. We'll</p> <p>5 move forward to presentation by the village staff.</p> <p>6 MS. WALLRICH: As a preface to the individual</p> <p>7 public hearing that we're going to be all listening</p> <p>8 to this evening, I want to talk about why we're</p> <p>9 even here today for those of you who don't</p> <p>10 understand.</p> <p>11 There were some text amendments</p> <p>12 that were rescinded back in May of 2016. These</p> <p>13 were originally adopted in 2015. As a consequence</p> <p>14 of that, the staff was asked to review that, those</p> <p>15 rescinded text amendments, and we did just that.</p> <p>16 I'll show you in a minute the sequence of meetings</p> <p>17 that we created to have these thoroughly vetted and</p> <p>18 discussed not only with this body, but the</p> <p>19 Citizen's Advisory Committee.</p> <p>20 Those rescinded text amendments</p> <p>21 contained not only the scrivener's errors that</p> <p>22 we're going to discuss here shortly with the first</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 10</p> <p>1 amendment, but five basic categories of topics that 2 I will highlight here in just a moment. 3 4 And as I mentioned, we had the Plan 5 Commission and a Citizen Advisory Committee that 6 all worked with staff on this. This just sort of 7 gives you a history of the dialogue and review of 8 those text amendments. 9 10 Going back, the first two items as 11 you see, we had the Village Board adopt it in 12 10-16, 2015. We had three Citizen Advisory 13 Committees subsequent to that. On 5-17 those 14 amendments were rescinded. 15 16 We had a public hearing by this 17 board -- by this Commission at the Odyssey on 18 June 16th of 2016 to gather all residents' concerns 19 and comments for staff to review and provide 20 analysis for back to the Commission. Subsequent to 21 that, three more Citizen Advisory Committees. 22 23 On the 3rd of November we held a 24 workshop over at the Central Middle School to 25 discuss some of our findings during our research. 26 27 We again had three more Citizen Advisory Committees</p>	<p style="text-align: right;">Page 12</p> <p>1 leave a voicemail, so I'm glad we got to talk 2 tonight. Social media, Facebook, website. What am 3 I missing? Facebook -- 4 5 FROM THE AUDIENCE: I notified you. 6 7 MS. WALLRICH: What else did we put it on? 8 Facebook and -- 9 10 MS. KISLER: Our village website. 11 12 MR. MATUSHEK: I'm not a very social guy, so I 13 can't help you. 14 15 MS. WALLRICH: That's why I looked at 16 Stephanie. 17 18 MS. BENNETT: Newspapers. 19 20 MS. WALLRICH: We didn't tweet it. Suffice it 21 to say, we got the word out. 22 23 So these are the five items, that 24 we're going to have a public hearing on each one of 25 these items this evening. It was recommended by 26 our Chairman that we start out with the scrivener's 27 errors because we thought that that was probably 28 one of the biggest concerns because that's what you 29 got letters on. And so Stephanie is going to start 30 out on that.</p>
<p style="text-align: right;">Page 11</p> <p>1 that went through not only those issues, but even 2 went further in looking at some issues related to 3 the Legacy Code. 4 5 Just recently, February 2nd, we 6 held another workshop with the group, had another 7 Citizen Advisory Committee after that, had another 8 workshop on 2-16 going through some of the items 9 that this Commission wanted us to address before 10 final recommendations on amendments. And that gets 11 us to where we are today. 12 13 So what you're going to be seeing 14 today is something that has been pretty 15 exhaustively vetted and analyzed not only by staff, 16 but by the Commission that's here before you this 17 evening and the Citizen Advisory Committee. 18 19 As the Chairman mentioned, we did 20 do our required legal notices in the Southtown. We 21 sent out over 600 letters, including 14 certified 22 mailings. And I have met some of you tonight. 23 24 Those 14 certified mailings, we wanted -- the 25 Commission very rightly suggested that we make 26 phone calls, so we did that. Some of you we had to</p>	<p style="text-align: right;">Page 13</p> <p>1 MS. KISLER: Thank you, Paula. 2 3 All right. Good evening, everyone. 4 5 Like Paula said, we're going to start out with the 6 public hearing for the map amendments. These are 7 also known as rezonings. Basically we're having to 8 do these rezonings because of what we call 9 scrivener's errors. Basically there's a typo in a 10 long description about your property. It usually 11 looks like -- something like lot four in say Tinley 12 Terrace Subdivision, being a subdivision of the 13 fourth quarter of the 13th section, you know, it 14 goes on in very legal terms. And we don't use them 15 often, but we do have to consider them when 16 rezoning a property. 17 18 And it's just like when you have 19 your address, you know, 16250 Oak Park Avenue, the 20 longer way of describing it that you'll see on any 21 legal document you have for your property is that 22 legal description. 23 24 So there were some typos in the 25 original legal descriptions back in 2011 and it 26 effected these 14 properties. So tonight we're</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 14</p> <p>1 essentially correcting those typos. And there's</p> <p>2 really not any major rezoning per se. It's more of</p> <p>3 making the text match what's already on the map.</p> <p>4 The map was pretty much done correctly with a</p> <p>5 couple of exceptions, and I'll go through those</p> <p>6 here.</p> <p>7               There are 14 properties that are</p> <p>8 effected. And we're going to go really quickly</p> <p>9 through each one of them just so everyone is clear</p> <p>10 on the exact properties that are effected.</p> <p>11               These are the properties. You can</p> <p>12 see in specific areas here, some of them are within</p> <p>13 the Legacy District which is inside the black</p> <p>14 border, and a few of them are just adjacent to the</p> <p>15 Legacy District. So again, they were included in</p> <p>16 the description by error in some instances where</p> <p>17 you see those orange parcels, and some of the</p> <p>18 purple parcels are just needing to be fixed with</p> <p>19 those typos.</p> <p>20               This is property number one. This</p> <p>21 is where the existing First Midwest Bank ATM area</p> <p>22 is. It's kind of an odd shaped parcel. And just</p>	<p style="text-align: right;">Page 16</p> <p>1 to include this piece. Again, the map already</p> <p>2 shows this being Downtown Core.</p> <p>3               There's a small piece. This is</p> <p>4 just west of Ed and Joe's restaurant and just north</p> <p>5 of the public -- or I'm sorry -- the public safety</p> <p>6 building, fire station one there.</p> <p>7               And this property is a very small</p> <p>8 little piece. It was originally zoned Downtown</p> <p>9 Core, but it's owned by the same person that owns</p> <p>10 this property just to the west of it here, and this</p> <p>11 property is zoned Downtown Flex, so it will be</p> <p>12 after we fix the error here. So because it's under</p> <p>13 the same ownership and it essentially goes with the</p> <p>14 same property, we are technically rezoning this</p> <p>15 little sliver here from Downtown Core to Downtown</p> <p>16 Flex so it works with the property that it's</p> <p>17 essentially already a part of here. So this one</p> <p>18 will be zoned Downtown Flex.</p> <p>19               This one here is just an error.</p> <p>20 There's no technical rezoning or visual changes to</p> <p>21 the map. This again is the property just adjacent</p> <p>22 to this smaller property we talked about in number</p>
<p style="text-align: right;">Page 15</p> <p>1 to show you the aerial in the top right corner, you</p> <p>2 can see where that ATM area is. This is just south</p> <p>3 of 175th and just east of Oak Park Avenue. You can</p> <p>4 see the Legacy plan. I outlined on there exactly</p> <p>5 the particular shape. It did include it in the</p> <p>6 plan originally.</p> <p>7               The current zoning -- somehow when</p> <p>8 they did this back in 2011, the parcel was only</p> <p>9 half included in the Legacy District and half</p> <p>10 remained in B-4, so this is just really us just</p> <p>11 including the entire parcel. So what you would see</p> <p>12 would be the proposed zoning on the bottom right of</p> <p>13 the screen where the entire parcel then is this</p> <p>14 zoned Downtown Core.</p> <p>15               The second one is this parcel just</p> <p>16 inside of that. This, again, is just right across</p> <p>17 the street from the Bettenhausen Fiat and</p> <p>18 dealership. I believe it's subtrailer hitch that</p> <p>19 kind of fits inside that piece of parcel there.</p> <p>20 This is just another one that was excluded from the</p> <p>21 original description for the Downtown Core zoning</p> <p>22 district and we're just correcting that description</p>	<p style="text-align: right;">Page 17</p> <p>1 three. It was mistakenly not included in the</p> <p>2 description for Downtown Flex. Our maps have</p> <p>3 always shown it as Downtown Flex so, again, we're</p> <p>4 just making it consistent.</p> <p>5               And this has the same scenario</p> <p>6 where the map has kind of shown it as Downtown</p> <p>7 Flex, and we're just correcting the legal</p> <p>8 description to show the Downtown Flex rather than</p> <p>9 R-4 which is what it would be zoned if it was</p> <p>10 incorrect, so --</p> <p>11               Number six is up here. This is</p> <p>12 along kind of this curved area of 172nd and 66th</p> <p>13 Court. There's three properties in this area that</p> <p>14 were mistakenly excluded from Downtown General in</p> <p>15 2011, so we just want to make sure to include those</p> <p>16 properties in Downtown General. This is another</p> <p>17 scenario, again, where the actual images show this</p> <p>18 is Downtown General and it's just correcting that</p> <p>19 typo.</p> <p>20               The same scenario with number seven</p> <p>21 and number eight. So, again, six, seven and eight</p> <p>22 are all effected just by the typo, rather than the</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 18</p> <p>1 figures.</p> <p>2                   Number nine, this is a small</p> <p>3 parking lot. It's sort of behind I believe Kitchen</p> <p>4 and Bath in the Elmore Plaza area. There's a</p> <p>5 dentist building here. And I believe together it's</p> <p>6 up here, so behind the shopping center here. This</p> <p>7 was mistakenly excluded from Neighbor General</p> <p>8 zoning district in 2011. We've always had it in</p> <p>9 the figures as Neighborhood General. So similar to</p> <p>10 a lot of these other ones, this is just correcting</p> <p>11 the typo. The map already shows this.</p> <p>12                   And over here, much the same, these</p> <p>13 last five here. This property was actually</p> <p>14 mistakenly included in Neighborhood Flex and it's</p> <p>15 not even in the Legacy District, so we want to make</p> <p>16 sure to exclude that now and not have that be a</p> <p>17 part of the Neighborhood Flex District according to</p> <p>18 legal description, so this will actually be</p> <p>19 reverted back to R-4.</p> <p>20                   Same with the property right next</p> <p>21 door, right here, over here and there. So all</p> <p>22 those five properties were included in Neighborhood</p>	<p style="text-align: right;">Page 20</p> <p>1 another comments from any Commissioners --</p> <p>2       MR. DOMINA: I have a question.</p> <p>3       MR. MATUSHEK: John.</p> <p>4       MR. DOMINA: There's no property tax</p> <p>5 implications for any of these changes, correct?</p> <p>6       MS. WALLRICH: That's a decision at the</p> <p>7 assessor's office. But I can tell you that, you</p> <p>8 know, those are usually based on land use rather</p> <p>9 than zoning classifications. And they would look</p> <p>10 at the map just like we do. And since it's really</p> <p>11 more of a legal description error than a mapping</p> <p>12 error, there should be no changes.</p> <p>13       MR. DOMINA: Okay. Thank you.</p> <p>14       MR. MATUSHEK: All right. Then if there's no</p> <p>15 other comments from the Commissioners, we'll</p> <p>16 entertain a motion. I think if you would --</p> <p>17 whoever makes the motion, if you would be so kind</p> <p>18 as to clearly state the correct PIN numbers. And</p> <p>19 Barb will give you a copy of the written as well so</p> <p>20 we get those all exact and straight this time.</p> <p>21 We'll entertain a motion.</p> <p>22       MR. DOMINA: So moved.</p>
<p style="text-align: right;">Page 19</p> <p>1 Flex and they will revert back to the R-4 which is</p> <p>2 what the rest of their neighbors are.</p> <p>3                   And that's all I have for the staff</p> <p>4 presentation. If anyone has any questions about</p> <p>5 any particular property, I would be happy to answer</p> <p>6 them.</p> <p>7       MR. MATUSHEK: I don't think so. I think we've</p> <p>8 covered it at the last meeting. As I mentioned at</p> <p>9 the start, it basically is an effort to have the</p> <p>10 legal descriptions actually match what the map</p> <p>11 shows.</p> <p>12                   And I want to thank staff for their</p> <p>13 diligence. I know when a lot of people read the</p> <p>14 legal descriptions their eyeballs roll back in</p> <p>15 their heads. And as you can see, the former staff</p> <p>16 we had in 2011 wasn't quite as precise. And I want</p> <p>17 to thank you guys for your hard work. And there is</p> <p>18 a lot of thankless work to get things straight, but</p> <p>19 I think now at least the visual map matches the</p> <p>20 legal descriptions and that's our recommendation to</p> <p>21 the Village Board, and that's what this is about.</p> <p>22                   So at this time if there are no</p>	<p style="text-align: right;">Page 21</p> <p>1       MR. MATUSHEK: It should be in item one of your</p> <p>2 packet. And that would be to recommend to the</p> <p>3 Village Board those 14 map amendments as you've got</p> <p>4 listed there.</p> <p>5       MR. KRONER: I'll go ahead and make a motion,</p> <p>6 sir.</p> <p>7       MR. MATUSHEK: Okay.</p> <p>8       MR. KRONER: I would like to make a motion to</p> <p>9 recommend that the Village Board approve map</p> <p>10 amendments -- and then I should list them?</p> <p>11       MR. MATUSHEK: That would be rezonings for --</p> <p>12       MR. KRONER: Rezonings.</p> <p>13       MR. JANOWSKI: You want to read the PIN</p> <p>14 numbers?</p> <p>15       MR. MATUSHEK: Yeah, for the properties. If</p> <p>16 it's now item one, I think it would be now item</p> <p>17 four from the last meeting.</p> <p>18       MR. KRONER: You want these read?</p> <p>19       MR. MATUSHEK: Exactly.</p> <p>20       MR. KRONER: Okay. For the following PIN</p> <p>21 numbers: PIN 28-31-200-013-000, to be rezoned from</p> <p>22 DG and B-4 to DC;</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

Page 22	Page 24
<p>1 Property number two, PIN number 2 28-31-200-014-0000, to be rezoned from DG to DC; 3 Property number three, PIN number 4 28-30-308-007-0000, to be rezoned from R-4 to DF; 5 Property number four, PIN number 6 28-30-308-006-0000, to be rezoned from R-4 to DF; 7 Property number five, PIN number 8 28-30-308-005-0000, to be rezoned from R-4 to DF; 9 Property number six, PIN number 10 28-30-405-035-0000, to be rezoned from R-5 to DG; 11 Property number seven, PIN number 12 28-30-405-036-0000, to be rezoned from R-5 to DG; 13 Property number eight, PIN number 14 28-30-405-016-0000, to be rezoned from R-5 to DG; 15 Property number nine, PIN number 16 28-30-115-037-0000, to be rezoned from B-1 to NG; 17 Property number ten, PIN number 18 28-30-302-055-0000, to be rezoned from NF to R-4; 19 Property number 11, PIN number 20 28-30-302-057-0000, to be rezoned from NF to R-4; 21 Property number 13, PIN number 22 28-30-301-049-0000, to be rezoned from NF to R-4;</p>	<p>1 covering these separate, we're opening and closing 2 each one. 3 MR. CONNELLY: Yes. That was my fault. 4 MR. MATUSHEK: Mine as well. 5 MR. SHAW: Well -- 6 MR. MATUSHEK: We'll temporarily table Peter's 7 motion without making him repeat it, so that we'll 8 now entertain a motion to close this public 9 hearing. 10 MR. MOYLAN: I'll make the motion. 11 MR. SHAW: Second. 12 MR. MATUSHEK: We have a motion by Mr. Moylan, 13 seconded by Ken here. We have a motion to close 14 the public hearing. All those in favor, signify by 15 saying aye. 16 ALL BOARD MEMBERS: (In unison) Aye. 17 MR. MATUSHEK: Any opposed? 18 (NO RESPONSE.) 19 MR. MATUSHEK: Okay. Public hearing is closed. 20 And now we will take up the 21 temporarily tabled motion made by Commissioner 22 Kroner which we will not make you repeat which has</p>
Page 23	Page 25
<p>1 And finally, property number 14, 2 PIN number 28-30-301-050-0000, to be rezoned from 3 NF to R-4, within and/or near the Legacy District 4 as a result of proposed corrections to scrivener's 5 errors in the legal descriptions for the DC, DG, 6 DF, NG, NF and CV Zoning District as noted in the 7 staff report and the attached revised legal 8 description for the Legacy Zoning District. 9 Can I get a second, please? 10 MR. JANOWSKI: Second. 11 MR. MATUSHEK: Okay. 12 MR. CONNELLY: Mr. Chairman, before you guys 13 vote on that -- and I apologize. I was caught up 14 in an email. Did the public hearing get closed? 15 MR. MATUSHEK: Oh, you're right. We have not 16 yet closed it. 17 MR. CONNELLY: And I won't -- Commissioner 18 Kroner, I won't make you reread that. But if 19 someone would bring a superseding motion to close 20 the public hearing, we can go ahead and take care 21 of that. 22 MR. MATUSHEK: Thank you. Since we are</p>	<p>1 been seconded. 2 MS. BENNETT: By who? 3 MR. MATUSHEK: Shaw, right? 4 MR. JANOWSKI: Well, I know Pete said it at the 5 same time, that's why Commission Janowski will make 6 that motion then. I have no problem making that 7 motion. I'm sorry. Seconding the motion. 8 MR. MATUSHEK: You seconded it. So we won't 9 have to correct the minutes. Give Barb a little 10 break here. 11 Is there any further discussion? I 12 know it's a complex, lengthy motion, but it's 13 really a simple thing we're trying to do. So 14 anybody else have anything they would like to add? 15 (NO RESPONSE.) 16 MR. MATUSHEK: Hearing none, if the Secretary 17 will call the roll. 18 MS. BENNETT: Domina. 19 MR. DOMINA: Yea. 20 MS. BENNETT: Bergthold. 21 MR. BERGTHOLD: Yea. 22 MS. BENNETT: Janowski.</p>



Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 26</p> <p>1 MR. JANOWSKI: Yea.</p> <p>2 MS. BENNETT: Kappel.</p> <p>3 MS. KAPPEL: Yea.</p> <p>4 MS. BENNETT: Kroner.</p> <p>5 MR. KRONER: Yes.</p> <p>6 MS. BENNETT: Moylan.</p> <p>7 MR. MOYLAN: Yes.</p> <p>8 MS. BENNETT: Shaw.</p> <p>9 MR. SHAW: Yes.</p> <p>10 MS. BENNETT: Stanton.</p> <p>11 MR. STANTON: Yes.</p> <p>12 MS. BENNETT: Matushek.</p> <p>13 MR. MATUSHEK: Yes. Motion carries. Thank you</p> <p>14 very much.</p> <p>15 Okay. Our second item tonight is</p> <p>16 another public hearing on the text amendments to</p> <p>17 Section XII of the Legacy Code of the Village of</p> <p>18 Tinley Park zoning ordinance which is related to</p> <p>19 the topic of updating various figures and labels,</p> <p>20 including, but not limited to, updating the</p> <p>21 correction of some scrivener's errors in the legal</p> <p>22 descriptions of the district.</p>	<p style="text-align: right;">Page 28</p> <p>1 some related updating for figures and labels. A</p> <p>2 lot of this is having to do with our map amendments</p> <p>3 that we heard in item number one tonight. So</p> <p>4 without further adeu, let me go through these.</p> <p>5 There are quite a few so I'll try to breeze through</p> <p>6 these.</p> <p>7 These are included in that draft</p> <p>8 Legacy Code that was part of the Plan Commission</p> <p>9 packet for this meeting as well if you would like</p> <p>10 to follow along.</p> <p>11 A is having to do with -- right</p> <p>12 here is figure 1(c)1, that property that I showed</p> <p>13 you where it was half zoned in item number one.</p> <p>14 Basically this changes the actual district</p> <p>15 boundary. So in every image that we have the</p> <p>16 district's boundary, and this parcel included, so</p> <p>17 we have to update that.</p> <p>18 So the bulk of these changes have</p> <p>19 to do with how that parcel was only half included</p> <p>20 in the district before. So you'll see the circle</p> <p>21 around that parcel in the majority of these images.</p> <p>22 So that's A.</p>
<p style="text-align: right;">Page 27</p> <p>1 This is kind of a corollary to what</p> <p>2 we just discussed, only now we're actually looking</p> <p>3 at the labels.</p> <p>4 So at this point we will have to</p> <p>5 motion to -- or entertain a motion to open the</p> <p>6 public hearing on item number two.</p> <p>7 MR. KRONER: So moved.</p> <p>8 MR. MOYLAN: Second.</p> <p>9 MR. MATUSHEK: Moved and seconded. All those</p> <p>10 in favor, signify by saying aye.</p> <p>11 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>12 MR. MATUSHEK: Those opposed?</p> <p>13 (NO RESPONSE.)</p> <p>14 MR. MATUSHEK: Motion carries.</p> <p>15 Is there anyone that would like to</p> <p>16 testify? Since it is a public hearing, we can</p> <p>17 swear you in if anyone wants to speak to this item.</p> <p>18 (NO RESPONSE.)</p> <p>19 MR. MATUSHEK: Hearing none, we'll go ahead</p> <p>20 with the staff report on this.</p> <p>21 MS. KISLER: Okay. Thank you, Chairman. For</p> <p>22 number two, as Chairman Matushek stated, we do have</p>	<p style="text-align: right;">Page 29</p> <p>1 B: Again, these have to do with</p> <p>2 this parcel and just including it in this imagine.</p> <p>3 It looks a little strange because it crosses over</p> <p>4 two pages here, but that is the same parcel.</p> <p>5 C: Again, that same parcel.</p> <p>6 And then also that small little</p> <p>7 sliver I talked about that will be rezoned from DC</p> <p>8 to DF is in that smaller red circle there. Again,</p> <p>9 here, those two parcels.</p> <p>10 I just wanted to show this larger</p> <p>11 diagram here. You can see where currently it cuts</p> <p>12 this parcel off right here through the middle of</p> <p>13 it, so that change will look like this where the</p> <p>14 entire parcel will be included to give you a closer</p> <p>15 view on that.</p> <p>16 Same thing with this one here, just</p> <p>17 to make sure that those are reflected the same.</p> <p>18 Same thing with this one, 2-B-1.</p> <p>19 Also here. Also in this one. Also in this one and</p> <p>20 this one and this one and on here. Even this one</p> <p>21 at this little itty-bitty edge of it, believe it or</p> <p>22 not. Same thing here. And this image here. This</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 30</p> <p>1 one, this one. And I believe we're almost at the 2 end here. This one here. 3 And that's all for any of the 4 images related to that particular parcel and the 5 change of the district boundary. 6 This image here, we're changing the 7 label on this image because it incorrectly said 8 Neighborhood General where it should have said 9 Neighborhood Flex. It's within the Neighborhood 10 Flex section of the code. It reflects the 11 properties that are within the Neighborhood Flex, 12 so this was just a typo. 13 And then lastly, these page numbers 14 here for Neighborhood Flex were also I believe just 15 copied from Neighborhood General and they didn't 16 change them when they reformatted the section. So 17 I just wanted to reference that in case anyone was 18 confused. 19 So pretty standard changes here. 20 Again, all of it has to do with the other map 21 amendments, and the other ones are just correcting 22 some typos. Any questions?</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. MATUSHEK: First of all, vote on the 2 closing of the public hearing. Don't jump too far 3 ahead of me. 4 All those in favor of closing the 5 public hearing, please signify by saying aye. 6 ALL BOARD MEMBERS: (In unison) Aye. 7 MR. MATUSHEK: Any opposed? 8 (NO RESPONSE.) 9 MR. MATUSHEK: Motion carries. 10 And it sounded to me like 11 Commissioner Stanton was anxious to make a motion 12 on item number two, so I will let you finish now. 13 MR. STANTON: Thank you. Commissioner Stanton 14 would like to make a motion to recommend that the 15 Village Board approve the text amendments related 16 to the topic of updating various figures and 17 labels, including amendments two, semicolon, A 18 through U, as noted in the staff report, as 19 presented by staff and more fully set forth on page 20 seven of the staff report. 21 MR. MATUSHEK: All right. It's been moved. Is 22 there a second?</p>
<p style="text-align: right;">Page 31</p> <p>1 MR. MATUSHEK: I think we've covered it. And 2 you've covered it quite well, so thanks. 3 Any other comments from the 4 Commissioners? As I said, this is basically a 5 segway from the one we just looked at to clean up 6 the scrivener's errors and some typos. 7 And hopefully now -- again, 8 congratulations, because I think we've caught them 9 all presently. Let's hope. I can never say 10 always. And never say never. But I'm going to 11 hope there. 12 Hearing no other comments and no 13 one from the public wishes to address this, I guess 14 we'll entertain a motion to close the public 15 hearing on item number one. 16 MR. STANTON: Mr. Chairman, I can make a 17 motion. 18 MR. MATUSHEK: Is there a second? 19 MR. JANOWSKI: Second. 20 MR. STANTON: Commissioner Stanton would like 21 to make a motion that we amend -- 22 MR. CONNELLY: Wait.</p>	<p style="text-align: right;">Page 33</p> <p>1 MR. SHAW: Second. 2 MR. JANOWSKI: Second. 3 MR. MATUSHEK: Okay. 4 MS. BENNETT: Who seconded it? 5 MR. MATUSHEK: Ken did. 6 All right. Secretary, call the 7 roll. 8 MS. BENNETT: Stanton. 9 MR. STANTON: Yea. 10 MS. BENNETT: Shaw. 11 MR. SHAW: Yes. 12 MS. BENNETT: Moylan. 13 MR. MOYLAN: Yes. 14 MS. BENNETT: Kroner. 15 MR. KRONER: Yes. 16 MS. BENNETT: Kappel. 17 MS. KAPPEL: Yes. 18 MS. BENNETT: Janowski. 19 MR. JANOWSKI: Yes. 20 MS. BENNETT: Bergthold. 21 MR. BERGTHOLD: Yea. 22 MS. BENNETT: Domina.</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

Page 34	Page 36
<p>1 MR. DOMINA: Yes.</p> <p>2 MS. BENNETT: Matushek.</p> <p>3 MR. MATUSHEK: Yea. Motion carries. All</p> <p>4 right. Thank you very much.</p> <p>5 That brings us to item number three</p> <p>6 which is another public hearing. And this is on</p> <p>7 text amendments to Section XII of the Legacy Code</p> <p>8 of the Village of Tinley Park zoning ordinance</p> <p>9 which related to the topic of street commercial.</p> <p>10 As this is a public hearing, we'll</p> <p>11 need a motion to open the public hearing.</p> <p>12 MR. MOYLAN: So moved.</p> <p>13 MR. STANTON: So moved.</p> <p>14 MR. MATUSHEK: You can take --</p> <p>15 MR. MOYLAN: Second.</p> <p>16 MR. MATUSHEK: Okay. Commissioner Moylan was</p> <p>17 the second, and Commissioner Stanton made the</p> <p>18 motion, for the record.</p> <p>19 All those in favor of opening the</p> <p>20 public hearing, signify by saying aye.</p> <p>21 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>22 MR. MATUSHEK: Any opposed?</p>	<p>1 that mean. We were directed to look and see how</p> <p>2 Street Level Commercial was handled in other</p> <p>3 communities.</p> <p>4 At the first public hearing we</p> <p>5 reviewed one, two, three, four, five, six, seven,</p> <p>6 eight, nine different communities. And I can tell</p> <p>7 you, predominantly what we found was that rather</p> <p>8 than regulate what Street Level Commercial was and</p> <p>9 how to define that, it was more important for those</p> <p>10 communities to be very explicit that they did not</p> <p>11 want dwelling units on the first floor. So in a</p> <p>12 lot of the codes that we reviewed, we kept seeing</p> <p>13 no dwelling units on the first floor, no dwelling</p> <p>14 units on the first floor.</p> <p>15 We came to our public hearing and</p> <p>16 this Commission asked us to look at a few more</p> <p>17 communities. We did that.</p> <p>18 This doesn't feel like the same</p> <p>19 power point.</p> <p>20 We looked at five more communities</p> <p>21 and pretty much found it the same way, that we</p> <p>22 really needed to look at making sure that there was</p>
Page 35	Page 37
<p>1 (NO RESPONSE.)</p> <p>2 MR. MATUSHEK: Motion carries.</p> <p>3 Again, since this is a public</p> <p>4 hearing, are there any members of the public or</p> <p>5 objectors or interested persons that would like to</p> <p>6 testify to this item?</p> <p>7 MR. PAUS: I would like to testify on the item.</p> <p>8 MR. MATUSHEK: All right.</p> <p>9 MR. PAUS: For the record, my name is Michael</p> <p>10 Paus, P-a-u-s.</p> <p>11 MR. MATUSHEK: All right. And anyone else?</p> <p>12 (NO RESPONSE.)</p> <p>13 MR. MATUSHEK: All right. Mike, you have your</p> <p>14 hand up. If you would go along with me here.</p> <p>15 (Witness sworn.)</p> <p>16 MR. MATUSHEK: All right. Thank you. We can</p> <p>17 proceed now with the village staff presentation on</p> <p>18 item number three.</p> <p>19 MS. WALLRICH: Okay. The Street Level</p> <p>20 Commercial was an issue that was probably at the</p> <p>21 forefront of a lot of our discussions. There was a</p> <p>22 lot of questions on what the definition, what did</p>	<p>1 no dwelling units on the first floor.</p> <p>2 We also gave kind of a brief</p> <p>3 history on why this was an issue, a concern. And</p> <p>4 we made sure that everyone understood that</p> <p>5 everything we're doing with the Legacy Code is</p> <p>6 based on the Legacy plan which was adopted back in</p> <p>7 2009. And we wanted to make sure that the Legacy</p> <p>8 Code reflected the principals and vision of the</p> <p>9 Legacy plan.</p> <p>10 So on the left you'll see the</p> <p>11 Legacy plan that was adopted. On the right is what</p> <p>12 the Legacy Code ended up looking like. And since</p> <p>13 Street Level Commercial was primarily an issue in</p> <p>14 the Downtown Core, as well as Neighborhood</p> <p>15 General -- no -- Neighborhood Flex, we wanted to</p> <p>16 look specifically at what those red dots meant over</p> <p>17 on the map you see there.</p> <p>18 And what we found looking at that</p> <p>19 is, they were very purposeful because they were</p> <p>20 identified along major frontages where the crafters</p> <p>21 of this plan and code wanted to make sure that</p> <p>22 commercial uses occurred. Because in the</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 38</p> <p>1 districts, you'll see there are other properties 2 that don't necessarily have a red dot in front of 3 them.</p> <p>4                   And when you look at how the code 5 is outlined, where it tells you what you can do on 6 your property, if you have a piece of property in 7 the Downtown Core, you can see that you can have a 8 single family attached product, you can have a 9 multi-family product, or you can have a mixed use 10 product. So if you didn't have that red dot on 11 your property, you can have a totally multi-family 12 residential building.</p> <p>13                   But the crafters of the code wanted 14 to make sure in certain areas in the district that 15 you're only gonna have commercial on the first 16 floor.</p> <p>17                   So with that understanding -- and 18 this is the Neighborhood Flex. The same deal was 19 going on here. On the left we see the plan that 20 that told us, you know, what the vision was for 21 these areas. And the Neighborhood Flex happens up 22 at the very north end, the north gateway into the</p>	<p style="text-align: right;">Page 40</p> <p>1                   The first one was to address Street 2 Level Commercial and what is that defined as. It's 3 a commercial space located on the street level 4 which fronts a public right-of-way. Commercial 5 space shall include retail service and office use 6 as permitted by right or by special use permits 7 according to the Section 3A. That's that table on 8 page 55. Most importantly, Street Level Commercial 9 does not include dwelling units.</p> <p>10                   We also looked at accessory 11 residential use. There was a lot of discussion, 12 because if you have a mixed use building where you 13 have first floor commercial and you have residences 14 up on the top floor, we discussed there are certain 15 things that those buildings will want to see, like 16 maybe the parking or laundry or a leasing office or 17 a lobby. So there was a lot of discussion where 18 should those things be and how do you define that.</p> <p>19                   So we gave a definition of what an 20 accessory residential use is. It's subordinate to 21 residential dwelling units which contribute to the 22 comfort and convenience of the dwelling units. An</p>
<p style="text-align: right;">Page 39</p> <p>1 district, and the very southern area at 183rd 2 Street as the southern gateway into the Oak Park 3 Avenue corridor, Legacy District.</p> <p>4                   So very specifically you can see 5 there's some red dots here on 183rd and there's 6 some red dots up here on 166th. But there are 7 other properties, like in this area, that have no 8 red dots, so those properties -- these properties 9 can have a totally multi-family or single family 10 structure without any commercial on the first 11 floor. So those dots, again, were very purposeful.</p> <p>12                   So what we discussed with the 13 Commission was trying to decide, how do we define 14 these various definitions for Street Level 15 Commercial? Everything in yellow defines an area 16 that we've changed in the code. So real quickly 17 we're going to go through these. And these are the 18 actual items that are part of your motion at the 19 end of the day on these.</p> <p>20                   So under the definition section -- 21 and these aren't necessarily alphabetical, but they 22 will be alphabetical in the final product.</p>	<p style="text-align: right;">Page 41</p> <p>1 accessory residential use may include, but not be 2 limited to, recreational space -- like a fitness 3 center -- laundry facilities, sales/rental offices 4 and/or parking.</p> <p>5                   When located within a mixed use 6 structure, accessory residential uses must maintain 7 the same commercial and architectural character or 8 appearance as the Street Level Commercial space. 9 What that means is, if it's on the first floor, we 10 need to make sure it still looks like it's a 11 commercial space, that it doesn't look like a 12 residential space.</p> <p>13                   Laundry facilities shall not be 14 located at street level along the building 15 frontage. And those of you up there, this was a 16 big concern. This is where we put it in. So 17 hopefully that satisfies your concerns. And I 18 think it's real clear we do not want laundry 19 facilities on the street face.</p> <p>20                   The next item was to define what 21 commercial means. It just means retail service and 22 office uses in those tables of permitted special</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 42</p> <p>1 use and prohibited uses.</p> <p>2 Residential. Residential dwelling</p> <p>3 units located within a single family detached or</p> <p>4 single family attached, multi-family and/or a mixed</p> <p>5 use structure. When located within a mixed use</p> <p>6 structure, the dwelling units must be located above</p> <p>7 the street level or behind the street level. So</p> <p>8 this is, again, re-emphasizing that we do not want</p> <p>9 any dwelling units on the first floor street face</p> <p>10 if it's a mixed use building.</p> <p>11 You know, some of you might think</p> <p>12 some of this stuff is obvious, but when you say</p> <p>13 something, you always have to define it so there's</p> <p>14 no confusion going forward.</p> <p>15 So what does street level mean?</p> <p>16 Street level means it's that first floor or the</p> <p>17 floor level of the building or structure on the</p> <p>18 same plane or within six feet above the surface of</p> <p>19 the sidewalk.</p> <p>20 We talked about circumstances, a</p> <p>21 lot of times you see this in Chicago when you come</p> <p>22 up to a building and there will be something on the</p>	<p style="text-align: right;">Page 44</p> <p>1 Some of our buildings go up to seven. So this is</p> <p>2 just a mere clarification. You have street level</p> <p>3 and everything above it.</p> <p>4 Same with group assembly. It used</p> <p>5 to say second floor group assembly. What we're</p> <p>6 saying here is we have street level requirement and</p> <p>7 then everything that's above the street level.</p> <p>8 Same as residential.</p> <p>9 So that takes us through G, H and I</p> <p>10 and J and K and L.</p> <p>11 MS. KISLER: We have another slide that shows</p> <p>12 the same thing.</p> <p>13 MS. WALLRICH: Okay. You got fancy on me. But</p> <p>14 it's the same principal. And this is way too small</p> <p>15 for anybody to read. This, again, just clarifies</p> <p>16 everything above street level. And she just made</p> <p>17 sure that it was written in every district. Again,</p> <p>18 like I said, she's very detailed.</p> <p>19 So this next point is that, when we</p> <p>20 were discussing Street Level Commercial, there was</p> <p>21 some discussion about how deep should that</p> <p>22 commercial be? Because we didn't want someone to</p>
<p style="text-align: right;">Page 43</p> <p>1 first floor and it's six feet below and then</p> <p>2 there's something six feet up. So we're making</p> <p>3 sure Street Level Commercial constitutes that space</p> <p>4 that pretty much is at eye level or below on the</p> <p>5 street.</p> <p>6 Residential lobby, we felt this was</p> <p>7 important to define because this is one allowable</p> <p>8 accessory residential use that we're going to allow</p> <p>9 on the street level. So entrance for access to</p> <p>10 residential dwelling which may contain stairs,</p> <p>11 elevators, mailboxes, and/or a door person.</p> <p>12 So that takes us all the way</p> <p>13 through items A through F, okay.</p> <p>14 So the next thing we wanted to make</p> <p>15 sure is clarified -- and again, Stephanie has</p> <p>16 really helped out on this in terms of her level of</p> <p>17 detail. It used to say -- and look at this table</p> <p>18 here on the left. It used to say Street Level</p> <p>19 Commercial and the original plan that it said</p> <p>20 second floor commercial. Well, that's kind of</p> <p>21 limiting. What about the third floor? What about</p> <p>22 the fourth floor? What about the fifth floor?</p>	<p style="text-align: right;">Page 45</p> <p>1 just claim it commercial in name only. In other</p> <p>2 words, that they didn't just give us five feet into</p> <p>3 the building and say, okay, we satisfied the</p> <p>4 requirement, we're selling ties in five feet. So</p> <p>5 we made that an actual depth of 50 feet. I can't</p> <p>6 tell you that was an exact science. There's some</p> <p>7 discussion. Actually, I've had some discussion</p> <p>8 since then with some architects that felt, oh,</p> <p>9 maybe you should be looking at 35.</p> <p>10 As I told you, we're going to do</p> <p>11 this ordinance and then we're going to test it, and</p> <p>12 I bet you we're going to be back before you with</p> <p>13 this same issue. So I was wondering if 50 was the</p> <p>14 right number, but for our discussions in here, we</p> <p>15 came up with 50 and that's what we're living with</p> <p>16 at this point. So that takes care of number N --</p> <p>17 or letter N.</p> <p>18 O takes care of this one little</p> <p>19 note in the bottom right-hand corner. You can</p> <p>20 see -- I wish I had a pointer. So Street Level</p> <p>21 Commercial has these little squares. And all we're</p> <p>22 trying to do is define that in those areas where</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 46</p> <p>1 there is no red dot, Street Level Commercial -- or</p> <p>2 those actually show you where you can have -- where</p> <p>3 there is no red dot -- I'm trying to speak in the</p> <p>4 positive rather than in the negative.</p> <p>5 When there is no red dot on the</p> <p>6 first floor, you can have residential. I just went</p> <p>7 over the whole big deal why where there's a red dot</p> <p>8 you have to have commercial. When there is no red</p> <p>9 dot, you can have residential. Sort of, if it's</p> <p>10 not one thing, it's gonna be the other. That takes</p> <p>11 care of O.</p> <p>12 Well, this is the same thing.</p> <p>13 Again, this is just carrying it through different</p> <p>14 districts. When we talk about Street Level</p> <p>15 Commercial, again, we're saying it has to be 50</p> <p>16 feet deep.</p> <p>17 Statement R talks about -- and we</p> <p>18 talked about this here where we have an accessory</p> <p>19 residential use. We want to make sure that the</p> <p>20 character of that accessory residential use looks</p> <p>21 commercial in nature. Because we talked about by</p> <p>22 right there could be a lobby on first floor</p>	<p style="text-align: right;">Page 48</p> <p>1 structures. And on upper floors of a mixed use</p> <p>2 structure, residential lobbies are permitted on the</p> <p>3 street level. Do you understand that?</p> <p>4 MR. SHAW: Yep.</p> <p>5 MS. WALLRICH: Okay. So we've gotten through A</p> <p>6 through S. Any questions?</p> <p>7 MR. MATUSHEK: I think we've had several</p> <p>8 workshops on this. Just to summarize, I think, you</p> <p>9 know, we're all aware that at one point in time</p> <p>10 there was an approval of an amendment that loosened</p> <p>11 the commercial requirements. And certainly this</p> <p>12 Commission didn't understand the reason for that.</p> <p>13 The Village Board had eliminated that change and</p> <p>14 reverted the code back to the its original form</p> <p>15 which is where we're at, which I think is, as Paula</p> <p>16 pointed out, is the consensus of the Commission as</p> <p>17 well, that it only makes good common sense that the</p> <p>18 Legacy plan -- have a Legacy Code that follows the</p> <p>19 plan.</p> <p>20 And it made no sense to us that if</p> <p>21 the goal of the plan was to further economic</p> <p>22 development in our central core area, that we would</p>
<p style="text-align: right;">Page 47</p> <p>1 commercial. But if someone wanted to put parking,</p> <p>2 they can come before this body and ask for a</p> <p>3 special use to do that. So it can happen. It just</p> <p>4 is gonna happen with very thorough review by this</p> <p>5 group and final approval by the Village Board.</p> <p>6 But regardless, whenever there's a</p> <p>7 special use request for an accessory residential</p> <p>8 use, it must maintain that architectural character.</p> <p>9 And that's what the little asterisk is on the</p> <p>10 bottom that nobody can read, including me.</p> <p>11 And then this was only to clarify</p> <p>12 that if it is residential, and residential in a</p> <p>13 totally residential building, you can have</p> <p>14 accessory residential uses on the first floor.</p> <p>15 This will be those properties that do not have a</p> <p>16 red dot.</p> <p>17 MR. SHAW: Can you go back to that one, please?</p> <p>18 MS. WALLRICH: Yes. So on page 55, you know,</p> <p>19 where we have all the lists of uses permitted and</p> <p>20 special, that accessory residential uses are</p> <p>21 permitted in multi-family structures. That's not a</p> <p>22 mixed use. That's only in totally multi-family</p>	<p style="text-align: right;">Page 49</p> <p>1 not require commercial at first level in the red</p> <p>2 dots, as you pointed out.</p> <p>3 MS. WALLRICH: Orange.</p> <p>4 MR. MATUSHEK: And much of what you just heard</p> <p>5 Paula explain is an effort on the part of the staff</p> <p>6 and Commission to make more precise and clear the</p> <p>7 definition so somebody doesn't come in here and try</p> <p>8 to wiggle around some of the definitions and such.</p> <p>9 And so we're all hopefully in the future on the</p> <p>10 same plain on this.</p> <p>11 In sum and substance, what's being</p> <p>12 proposed here would require that if there is any</p> <p>13 change to this in the future, it would have to go</p> <p>14 before your elected officials which are on the</p> <p>15 Village Board for changes and nothing would happen</p> <p>16 at this commission level as happened in the past.</p> <p>17 So I think that sort of summarized the consensus of</p> <p>18 the Commissioners.</p> <p>19 And I want to thank you guys, the</p> <p>20 staff and the Commissioners. We've had a lot of</p> <p>21 sessions. I know sometimes, you know, the devil's</p> <p>22 in the details. But we've tried to do all we</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 50</p> <p>1 thought we could to make sure there's no confusion</p> <p>2 in the future or no misinterpretation of what's</p> <p>3 going on here.</p> <p>4 MR. SHAW: Mr. Chairman, we're through the</p> <p>5 staff report, correct?</p> <p>6 MR. MATUSHEK: Yes, we are.</p> <p>7 MR. SHAW: Okay. I just have a couple of</p> <p>8 questions that I just wanted to make sure we're</p> <p>9 clear on.</p> <p>10 MR. MATUSHEK: All right.</p> <p>11 MR. SHAW: So for letter R it shows and it</p> <p>12 references in the staff report Table 3.A.2. I just</p> <p>13 wanted to confirm that we are addressing that as a</p> <p>14 separate agenda item, right? So that R is only</p> <p>15 referencing the table, the actual content of the</p> <p>16 table as presented.</p> <p>17 MS. WALLRICH: We're gonna talk about the</p> <p>18 table.</p> <p>19 MR. KRONER: It's the next item.</p> <p>20 MR. SHAW: I just want to make it clear.</p> <p>21 MS. WALLRICH: Oh, yeah. Two more public</p> <p>22 hearings.</p>	<p style="text-align: right;">Page 52</p> <p>1 or comments from the Commissioners?</p> <p>2 (NO RESPONSE.)</p> <p>3 MR. MATUSHEK: Mike, I know you wanted to</p> <p>4 testify.</p> <p>5 MR. PAUS: Yeah. Mike Paus, for the record.</p> <p>6 I wanted to kind of piggyback on</p> <p>7 what Commissioner Shaw said just so we're</p> <p>8 absolutely clear. Because accessory is -- you</p> <p>9 know, encompasses a gym, okay. You've had in the</p> <p>10 history of Tinley Park on Oak Park Avenue Cardinal</p> <p>11 Fitness take up the entire first level of Street</p> <p>12 Level Commercial. But if someone elected to do</p> <p>13 such a thing at a Street Level Commercial saying</p> <p>14 this whole thing, you know, and making it, you</p> <p>15 know, like Cardinal Fitness, would that still have</p> <p>16 to come through as a special?</p> <p>17 MS. WALLRICH: If it was only for the use of</p> <p>18 those residents, it would have to be a special use.</p> <p>19 MR. PAUS: It would still come, even though it</p> <p>20 kept the character, like say a Cardinal Fitness?</p> <p>21 MS. WALLRICH: Yeah.</p> <p>22 MR. MATUSHEK: Absolutely.</p>
<p style="text-align: right;">Page 51</p> <p>1 MR. SHAW: Absolutely. My understanding.</p> <p>2 MR. MATUSHEK: We're all there. Right-hand</p> <p>3 column is a different agenda item.</p> <p>4 MR. SHAW: Okay. Excellent. So items S and B,</p> <p>5 they both address accessory residential uses. I</p> <p>6 want to be clear on B and I want -- I didn't want</p> <p>7 to interrupt you while you were going through it.</p> <p>8 MS. WALLRICH: Sure. Sure, sure.</p> <p>9 MR. SHAW: For B, I just want to make sure</p> <p>10 about the -- explicitly we talk about laundry</p> <p>11 facilities, but parking is a accessory use. And it</p> <p>12 wasn't clear as I was reading it. I just want to</p> <p>13 make sure I'm interpreting, for instance, whether</p> <p>14 the whole first floor could be picked up by a</p> <p>15 parking garage.</p> <p>16 MS. WALLRICH: There would have to be a special</p> <p>17 use. Only thing you can do on the first floor is</p> <p>18 the lobby.</p> <p>19 MR. SHAW: Okay. I just wanted to make sure</p> <p>20 what we were clear on. Okay. That was it. Thank</p> <p>21 you.</p> <p>22 MR. MATUSHEK: All right. Any other questions</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. PAUS: Okay. I want to be a hundred</p> <p>2 percent sure that no one's gonna try and wiggle</p> <p>3 through by saying, well, we're just gonna make the</p> <p>4 whole --</p> <p>5 MR. MATUSHEK: Not a problem. We were</p> <p>6 concerned about that as well.</p> <p>7 MR. PAUS: Okay.</p> <p>8 MR. MATUSHEK: And as Paula indicated --</p> <p>9 MR. PAUS: Just the lobby.</p> <p>10 MR. MATUSHEK: -- if it's just for the use of</p> <p>11 the residents only, it's not a commercial --</p> <p>12 MR. PAUS: Well, right. But like I say,</p> <p>13 because I read the thing and it keeps saying</p> <p>14 character, but --</p> <p>15 MS. WALLRICH: That's gonna say architecture.</p> <p>16 MR. PAUS: Okay.</p> <p>17 MR. MATUSHEK: We're with you there.</p> <p>18 MS. KISLER: And regarding recreational uses,</p> <p>19 any recreational use, any size is a special use</p> <p>20 regardless if it's public or private in the Legacy</p> <p>21 District.</p> <p>22 MR. PAUS: Okay. I thought there was some</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 54</p> <p>1 wiggle room there. I appreciate the clarity.</p> <p>2 Thank you, Commissioner Shaw, for</p> <p>3 also bringing up some items on this. Thank you.</p> <p>4 MR. MATUSHEK: All right. Thank you.</p> <p>5 MS. WALLRICH: My only comment, just because of</p> <p>6 the optics on this, that this may look very smooth</p> <p>7 to the public and the video, but again, we all</p> <p>8 talked about how many times this has been talked</p> <p>9 about. This is no done deal. You know, each one</p> <p>10 of these Commissioners has weighed in on each of</p> <p>11 these items over the past year. That's it.</p> <p>12 MR. MATUSHEK: Well, thank you back.</p> <p>13 MS. WALLRICH: No. Thank you.</p> <p>14 MR. MATUSHEK: All right. Hearing no other</p> <p>15 comments from the public or the Commissioners, we</p> <p>16 would now be at a point of closing the public</p> <p>17 hearing.</p> <p>18 I guess before I do that, I did</p> <p>19 mention at the beginning that we've given proper</p> <p>20 public notice for all these public hearings. But</p> <p>21 just so that it's part of the record for this one</p> <p>22 as well, I'll note that I reviewed the legal notice</p>	<p style="text-align: right;">Page 56</p> <p>1 noted in the staff report.</p> <p>2 MR. MATUSHEK: And for clarification, Mark, if</p> <p>3 you would include a friendly amendment that it</p> <p>4 would include, but not be limited to, adding</p> <p>5 definitions for Street Level Commercial, accessory</p> <p>6 residential uses, commercial residential street</p> <p>7 level and residential lobby, and adding a depth</p> <p>8 requirement for Street Level Commercial spaces,</p> <p>9 adding accessory residential uses at the street</p> <p>10 level to the list of special uses. We can just</p> <p>11 include that as a friendly amendment. I think that</p> <p>12 would help clarify to the Village Board of what</p> <p>13 we're intending. Is that all right with you?</p> <p>14 MR. MOYLAN: Yes, absolutely.</p> <p>15 MR. MATUSHEK: Okay. Is there a second?</p> <p>16 MR. STANTON: Second.</p> <p>17 MR. MATUSHEK: Okay. It's been moved and</p> <p>18 seconded. Is there any further discussion on this</p> <p>19 item?</p> <p>20 (NO RESPONSE.)</p> <p>21 MR. MATUSHEK: Hearing none, if the Secretary</p> <p>22 will call the roll.</p>
<p style="text-align: right;">Page 55</p> <p>1 we've given on this one, and I think we've also</p> <p>2 given proper legal notice on this item.</p> <p>3 Now a motion to close the public</p> <p>4 hearing is in order.</p> <p>5 MR. KRONER: So moved.</p> <p>6 MR. JANOWSKI: Second, Commissioner Janowski.</p> <p>7 MR. MATUSHEK: Second. Okay. All those in</p> <p>8 favor, 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.</p> <p>13 And at this time it would be</p> <p>14 appropriate to make a motion to recommend to the</p> <p>15 Village Board the approval of the text amendments</p> <p>16 we've been talking about on the topic of Street</p> <p>17 Level Commercial, so if someone would like to make</p> <p>18 the motion, we'll entertain it.</p> <p>19 MR. MOYLAN: I would like to make a motion to</p> <p>20 recommend that the Village Board approve text</p> <p>21 amendments related to the topic of Street Level</p> <p>22 Commercial, including amendments 3-A through S as</p>	<p style="text-align: right;">Page 57</p> <p>1 MS. BENNETT: Domina.</p> <p>2 MR. DOMINA: Yea.</p> <p>3 MS. BENNETT: Bergthold.</p> <p>4 MR. BERGTHOLD: Yea.</p> <p>5 MS. BENNETT: Janowski.</p> <p>6 MR. JANOWSKI: Yes.</p> <p>7 MS. BENNETT: Kappel.</p> <p>8 MS. KAPPEL: Yes.</p> <p>9 MS. BENNETT: Kroner.</p> <p>10 MR. KRONER: Yes.</p> <p>11 MS. BENNETT: Moylan.</p> <p>12 MR. MOYLAN: Yes.</p> <p>13 MS. BENNETT: Shaw.</p> <p>14 MR. SHAW: Yep.</p> <p>15 MS. BENNETT: Stanton.</p> <p>16 MR. STANTON: Yes.</p> <p>17 MS. BENNETT: Matushek.</p> <p>18 MR. MATUSHEK: Yea. Motion carries. Thank you</p> <p>19 very much.</p> <p>20 That brings us to item number four</p> <p>21 on our agenda which is yet another public hearing</p> <p>22 on text amendments to the Section XII of the Legacy</p>



Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 58</p> <p>1 Code of the Village of Tinley Park zoning ordinance</p> <p>2 related to the topic of permitted, special and</p> <p>3 prohibited land uses.</p> <p>4 And we again have a separate public</p> <p>5 hearing on this, so we would entertain a motion to</p> <p>6 open this public hearing.</p> <p>7 MR. JANOWSKI: Commissioner Janowski makes the</p> <p>8 motion to open the public hearing.</p> <p>9 MR. DOMINA: Second.</p> <p>10 MR. MATUSHEK: All right. It's been moved and</p> <p>11 seconded to open this public hearing. All those in</p> <p>12 favor, 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.</p> <p>17 Again, since this is a public</p> <p>18 hearing, is there anyone in the audience who would</p> <p>19 like to testify today?</p> <p>20 MR. PAUS: Yes.</p> <p>21 MR. MATUSHEK: Okay. And I know we've already</p> <p>22 sworn you in on the last one, but just for the</p>	<p style="text-align: right;">Page 60</p> <p>1 Shaw, you had inquired about those three early on.</p> <p>2 This is where we talk about those.</p> <p>3 Item A would add cigar or hookah</p> <p>4 lounge as a principal use with or without retail</p> <p>5 sales as an accessory use to the special uses. So</p> <p>6 where you see the red circle on the left, that</p> <p>7 would a special use. A special use has to come</p> <p>8 before the Plan Commission for a workshop and</p> <p>9 public hearing, receive a recommendation to the</p> <p>10 Village Board which requires two meetings for</p> <p>11 approval. So it goes through an extra vetting</p> <p>12 process, if you will.</p> <p>13 B would add retail sales of</p> <p>14 tobacco, hookah, cigarettes, cigar, e-cigarette,</p> <p>15 and vapor products as a principal use to the list</p> <p>16 of prohibited uses. So that would be on the table</p> <p>17 to the right here. That would prohibit basically a</p> <p>18 tobacco store or a vape shop or something where</p> <p>19 they're just selling those products and there's not</p> <p>20 really a consumption or a lounge aspect to it.</p> <p>21 And then C would add medical</p> <p>22 marijuana dispensing facility to the list of</p>
<p style="text-align: right;">Page 59</p> <p>1 record.</p> <p>2 (Witness sworn.)</p> <p>3 MR. MATUSHEK: Thank you, very much. Anyone</p> <p>4 else wish to testify on this particular item?</p> <p>5 (NO RESPONSE.)</p> <p>6 MR. MATUSHEK: Hearing none, we will proceed</p> <p>7 with the village staff presentation on item number</p> <p>8 four.</p> <p>9 MS. KISLER: And for the record, the legal</p> <p>10 notice.</p> <p>11 MR. MATUSHEK: And for the record -- thank you,</p> <p>12 Stephanie -- the Chair has examined the legal</p> <p>13 notice given for item number four and it is also in</p> <p>14 order for this topic. Thank you.</p> <p>15 MS. KISLER: Thank you.</p> <p>16 Okay. Number four tonight is a</p> <p>17 public hearing regarding the permitted, special and</p> <p>18 prohibited land uses. This specifically relates to</p> <p>19 cigar, hookah, tobacco type uses and medical</p> <p>20 marijuana dispensing facilities.</p> <p>21 Here we have three proposed</p> <p>22 amendments in the red circles. So, Commissioner</p>	<p style="text-align: right;">Page 61</p> <p>1 prohibited uses. The village does have some</p> <p>2 additional standards for medical marijuana</p> <p>3 dispensing and cultivation. This just clarifies</p> <p>4 that would not be allowed to go in this area.</p> <p>5 And that's pretty much all we have</p> <p>6 on this one.</p> <p>7 MR. MATUSHEK: Okay. I know in our past</p> <p>8 meetings we've had some discussion as to whether it</p> <p>9 makes sense to include hookah lounges as even a</p> <p>10 special use allowance. I don't know if that -- I</p> <p>11 necessarily think that's the greatest idea.</p> <p>12 Cigar lounges might be a little</p> <p>13 more in keeping with some of the restaurant</p> <p>14 districts and things perhaps, but I don't know if</p> <p>15 some of the Commissioners want to weigh in on that</p> <p>16 topic.</p> <p>17 MR. SHAW: I will, Mr. Chairman. Yeah, so in</p> <p>18 looking first at item A, the cigar lounge, hookah</p> <p>19 lounge, I'll keep it short.</p> <p>20 MR. MATUSHEK: Sure.</p> <p>21 MR. SHAW: I think perhaps trying to figure out</p> <p>22 the consensus of the other Commissioners. I would</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 62</p> <p>1 be in favor of either moving both to prohibited, or</p> <p>2 if there would be the possibility of being able to</p> <p>3 split the two, cigar being in special use and</p> <p>4 hookah being in prohibited use, whichever -- that</p> <p>5 would be my preference.</p> <p>6 MR. MATUSHEK: I see.</p> <p>7 MR. SHAW: Depending on -- I would defer to</p> <p>8 Counsel as to the legality of being able to</p> <p>9 separate the two.</p> <p>10 MR. MATUSHEK: I think that's --</p> <p>11 MR. SHAW: That's kind of where I would stand</p> <p>12 on those.</p> <p>13 MR. MATUSHEK: Yeah. I think from my personal</p> <p>14 standpoint, I think that makes better sense when</p> <p>15 you're talking about the essential commercial core</p> <p>16 area. Maybe something in a different area, but I</p> <p>17 don't know that it's going to promote what we want</p> <p>18 to see down the commercial corridor here. So I</p> <p>19 agree with you.</p> <p>20 MR. STANTON: Agree.</p> <p>21 MR. SHAW: And to that end, just to expend a</p> <p>22 little bit about my rationale for that, it's really</p>	<p style="text-align: right;">Page 64</p> <p>1 preferred leisurely activity involved smoking a</p> <p>2 cigar or hookah -- mine does not personally -- we</p> <p>3 accommodate the drinkers, so part of me feels like</p> <p>4 it's a little unfair to people who potentially</p> <p>5 don't drink and would prefer to leisurely --</p> <p>6 MR. MATUSHEK: Smoke.</p> <p>7 MS. KAPPEL: -- smoke. I do definitely think</p> <p>8 it should be a special use, of course. Those are</p> <p>9 my thoughts.</p> <p>10 MR. MATUSHEK: Okay. I'll go down the row on</p> <p>11 this side and let you weigh in, and then we'll go</p> <p>12 down the left side when we finish.</p> <p>13 MR. BERGTHOLD: I don't think it should be a</p> <p>14 prohibited use. I think it's an unnecessary</p> <p>15 limitation on future developers. I think it can</p> <p>16 draw in crowds and bring in potential businesses to</p> <p>17 surrounding developments.</p> <p>18 MR. MATUSHEK: As to hookah lounge?</p> <p>19 MR. BERGTHOLD: As to either.</p> <p>20 MR. MATUSHEK: Okay.</p> <p>21 MR. BERGTHOLD: So I don't think it's</p> <p>22 appropriate to put that limitation by placing</p>
<p style="text-align: right;">Page 63</p> <p>1 based on where the downtown is right now in its</p> <p>2 re-development, its stage of re-development. If we</p> <p>3 were currently robust and thriving, I might have</p> <p>4 kind of a different stance on it. At this point I</p> <p>5 think though that what we really need to do is kind</p> <p>6 of avoid certain types of businesses that might</p> <p>7 hinder that re-development at the stage we're at</p> <p>8 right now.</p> <p>9 MR. MATUSHEK: Okay. Lori, do you have any</p> <p>10 comment on this issue either way or -- I think from</p> <p>11 what I hear basically so far between me and Ken --</p> <p>12 perhaps some other people are nodding -- we're</p> <p>13 looking at recommending that hookah lounge be</p> <p>14 placed in the prohibited use --</p> <p>15 MS. KAPPEL: Right.</p> <p>16 MR. MATUSHEK: -- and cigar lounge be</p> <p>17 considered a special use just so something would</p> <p>18 have to be approved by the Village Board. But I</p> <p>19 don't think we want to go there on the other one.</p> <p>20 So is that kind of your feelings, or do you have</p> <p>21 any other comments?</p> <p>22 MS. KAPPEL: I'm somewhat thinking that if your</p>	<p style="text-align: right;">Page 65</p> <p>1 hookah lounge in the prohibited use category as it</p> <p>2 stated in the past.</p> <p>3 MR. MATUSHEK: Okay. Mark, you're up.</p> <p>4 MR. MOYLAN: Sure. I'm for leaving the cigar</p> <p>5 as a special use and the hookah in as prohibited</p> <p>6 use. I personally don't feel hookah is appropriate</p> <p>7 for the downtown area.</p> <p>8 MR. MATUSHEK: Okay. And shall we start with</p> <p>9 Commissioner Stanton and work back towards me? And</p> <p>10 I'll wake up when it gets here.</p> <p>11 MR. STANTON: I agree with Commissioner Shaw</p> <p>12 as far as on, you know, making it -- the hookah</p> <p>13 prohibited and cigar -- going with cigars. I think</p> <p>14 that what we're trying to create in the downtown</p> <p>15 district, you know, with the restaurants and the</p> <p>16 family environment and, you know, I just don't know</p> <p>17 if that's sending the right message with having a</p> <p>18 hookah bar. I know that there are in Tinley,</p> <p>19 there's other places in Tinley.</p> <p>20 MR. MATUSHEK: Sure. But what we're talking</p> <p>21 about here is the essential corridor of the Oak</p> <p>22 Park Avenue.</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 66</p> <p>1 MR. STANTON: Right.</p> <p>2 MR. MATUSHEK: John.</p> <p>3 MR. DOMINA: I'm a cigar smoker, so personally</p> <p>4 I don't care for the hookah, but you're not going</p> <p>5 to get a cigar lounge without them. All of them</p> <p>6 have cigar and hookah.</p> <p>7 MR. MATUSHEK: So are you proposed here to</p> <p>8 separating hookah as a prohibited or --</p> <p>9 MR. DOMINA: Hookah as prohibited. But I'm</p> <p>10 just stating my feelings.</p> <p>11 MR. MATUSHEK: Okay. I just want to be clear</p> <p>12 where you're at. And Commissioner Janowski.</p> <p>13 MR. JANOWSKI: I'll concur with the general</p> <p>14 consensus of the board to keeping the cigar as a</p> <p>15 special use and prohibiting the hookah.</p> <p>16 MR. MATUSHEK: And Commissioner Kroner.</p> <p>17 MR. KRONER: I would echo that sentiment as</p> <p>18 well.</p> <p>19 MR. MATUSHEK: Okay.</p> <p>20 MR. SHAW: So, Mr. Chairman, I think perhaps</p> <p>21 addressing each one as a separate motion and seeing</p> <p>22 where we fall rather than trying to take them</p>	<p style="text-align: right;">Page 68</p> <p>1 motion -- for example, if I were to make a motion</p> <p>2 based on the -- or I could make a motion to</p> <p>3 recommend the Village Board approve text amendments</p> <p>4 related to the topic of permitted, special and</p> <p>5 prohibited uses, I'd probably cut out from there</p> <p>6 and say, you know, with cigar lounge as a</p> <p>7 principal use -- or as a special use and a hookah</p> <p>8 lounge as a prohibited use.</p> <p>9 So I think I might be able to write</p> <p>10 that up a little bit better, but there's a way to</p> <p>11 do it. If you guys feel more comfortable voting on</p> <p>12 each one, that's fine. I just don't think there's</p> <p>13 a right answer. It all kind of depends on who</p> <p>14 makes the motion.</p> <p>15 MR. MATUSHEK: Yeah. I would suggest whoever</p> <p>16 does, perhaps if you are following along on item</p> <p>17 four, where you see adding cigar or hookah lounge</p> <p>18 where they have in quotes the list of special uses,</p> <p>19 you would omit that just to read cigar lounge</p> <p>20 without or hookah to the list of special uses and</p> <p>21 then adding as it's texted there, and where it says</p> <p>22 and retail sales as it's written there and you can</p>
<p style="text-align: right;">Page 67</p> <p>1 together.</p> <p>2 MR. MATUSHEK: Well, I think what we could do</p> <p>3 is amend the packet that you have there to --</p> <p>4 MS. WALLRICH: You're not giving them a chance</p> <p>5 to vote.</p> <p>6 MR. CONNELLY: I think there's two ways you can</p> <p>7 handle it. I don't know if one's more right than</p> <p>8 the other. I think you can take each one once you</p> <p>9 -- if you think you're ready, you know, when you</p> <p>10 close the public hearing after hearing from this,</p> <p>11 if you think you've exhausted, you know, and it's</p> <p>12 just time to put it to a vote. And there may be</p> <p>13 some disagreement. That happens. Not every vote</p> <p>14 is going to be 9-0.</p> <p>15 The person making the motion,</p> <p>16 obviously that's what you're going to vote on. So</p> <p>17 it's important what motion you make and how you</p> <p>18 make it. You know, staff gives you a recommended</p> <p>19 motion. You don't have to follow that motion.</p> <p>20 MR. MATUSHEK: That's correct.</p> <p>21 MR. CONNELLY: It's based on your discussion</p> <p>22 here tonight. And whoever wants to make a</p>	<p style="text-align: right;">Page 69</p> <p>1 also include and hookah lounge to the list of</p> <p>2 prohibited uses, if that's clear to everybody. So</p> <p>3 that's just one recommendation if that seems to be</p> <p>4 the consensus of people. I'll let you make your</p> <p>5 motion when we get to that point.</p> <p>6 Anyone else have any other comments</p> <p>7 on this before we entertain comments from the</p> <p>8 public?</p> <p>9 (NO RESPONSE.)</p> <p>10 MR. MATUSHEK: Hearing none, Mike, you're on.</p> <p>11 MR. PAUS: Yes. Hi. In regards to item A, I</p> <p>12 would say I'm for the hookah lounge being allowed</p> <p>13 as a special use.</p> <p>14 And also, not that anyone mentioned</p> <p>15 it, but I would like to put it on the record that I</p> <p>16 oppose adding medical marijuana -- adding medical</p> <p>17 marijuana dispensing facility as prohibited use as</p> <p>18 basically saying that Tinley Park stigmatizes</p> <p>19 medical marijuana which is a position I vehemently</p> <p>20 disagree with. Thank you.</p> <p>21 MR. MATUSHEK: Okay. But again, I would like</p> <p>22 to remind the public that's not prohibiting the use</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 70</p> <p>1 throughout the village.</p> <p>2 MR. PAUS: True. I'll give you that.</p> <p>3 MR. MATUSHEK: Just the central core. But I</p> <p>4 appreciate your comments.</p> <p>5 Any other comments before we</p> <p>6 entertain a motion to close the public hearing on</p> <p>7 this?</p> <p>8 (NO RESPONSE.)</p> <p>9 MR. MATUSHEK: Hearing none, we'll entertain a</p> <p>10 motion to close the public hearing.</p> <p>11 MR. KRONER: So moved.</p> <p>12 MR. JANOWSKI: Second.</p> <p>13 MR. MATUSHEK: Moved and seconded to close the</p> <p>14 public hearing. All those in favor, signify by</p> <p>15 saying aye.</p> <p>16 ALL BOARD MEMBERS: (In unison) Aye.</p> <p>17 MR. MATUSHEK: Any opposed?</p> <p>18 (NO RESPONSE.)</p> <p>19 MR. MATUSHEK: Hearing none, motion carries.</p> <p>20 Paula, you have another point?</p> <p>21 MS. WALLRICH: I just wanted the attorney and I</p> <p>22 just to talk a little bit more about that. I know</p>	<p style="text-align: right;">Page 72</p> <p>1 you, then --</p> <p>2 MS. WALLRICH: I just wanted to give the people</p> <p>3 that were against it an opportunity to vote without</p> <p>4 having to vote down the whole thing, that's all.</p> <p>5 So if someone wanted to make a motion, as the</p> <p>6 attorney suggests, on the first one just call it</p> <p>7 cigar --</p> <p>8 MR. SHAW: I agree with that point. And I</p> <p>9 appreciate you pointing that out. If I happen to</p> <p>10 be on one side or the other, I would appreciate the</p> <p>11 opportunity to not have to vote in favor of</p> <p>12 something just so I get half of it.</p> <p>13 MS. WALLRICH: Right.</p> <p>14 MR. SHAW: Really, I mean, to the Chairman's</p> <p>15 point, it depends on who makes the motion and how</p> <p>16 it's phrased.</p> <p>17 MR. KRONER: I tell you what. Can I start some</p> <p>18 motions here?</p> <p>19 MR. MATUSHEK: Why don't we let Commissioner</p> <p>20 Kroner start the motions?</p> <p>21 MR. KRONER: Mike, did you have something else</p> <p>22 to say?</p>
<p style="text-align: right;">Page 71</p> <p>1 in the past there were some concerns I know at</p> <p>2 previous meetings that -- you had some concerns</p> <p>3 feeling forced into voting certain ways because</p> <p>4 there was portions of a motion that you approved of</p> <p>5 and other portions that you didn't.</p> <p>6 I heard tonight some people weren't</p> <p>7 supportive of it, so I'm just thinking it's easier</p> <p>8 to just take each of A, B and C as a separate</p> <p>9 motion, unless you wanted to reword it for them and</p> <p>10 then still vote each one of them separately.</p> <p>11 MR. CONNELLY: Here's what I think. I do see</p> <p>12 that point, and that's a good point. And again,</p> <p>13 there's three items here. Two are similar, and</p> <p>14 then medical marijuana seems to be kind of off on</p> <p>15 its own.</p> <p>16 But if you take A as it's written</p> <p>17 here -- again, it's still how you -- if you want to</p> <p>18 make the motion to approve a cigar lounge only,</p> <p>19 then make that motion. If you want to take them</p> <p>20 separately or together, you have to --</p> <p>21 MR. MATUSHEK: No, I understand.</p> <p>22 MR. CONNELLY: If separate is more clear for</p>	<p style="text-align: right;">Page 73</p> <p>1 MR. PAUS: No.</p> <p>2 MR. KRONER: I would like to make the following</p> <p>3 motions. We'll go one through four here if I may.</p> <p>4 MR. CONNELLY: If you're going to make multiple</p> <p>5 motions --</p> <p>6 MR. KRONER: We're going to make one at a time.</p> <p>7 I would like to make the following</p> <p>8 motion, to recommend the Village Board approve the</p> <p>9 proposed text amendment, letter A, related to the</p> <p>10 topic of special -- excuse me -- of permitted,</p> <p>11 special and prohibited uses, adding cigar lounge as</p> <p>12 a principal use to the list of special uses in</p> <p>13 Table 3.A.2 on page 55.</p> <p>14 MR. MOYLAN: Second.</p> <p>15 MR. MATUSHEK: Okay. It's been moved and</p> <p>16 seconded to add cigar lounge as a -- to the list of</p> <p>17 special uses. Is there any further discussion on</p> <p>18 that?</p> <p>19 (NO RESPONSE.)</p> <p>20 MR. MATUSHEK: Okay. Hearing none, Secretary,</p> <p>21 please call the roll.</p> <p>22 MS. BENNETT: Stanton.</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

Page 74	Page 76
<p>1 MR. STANTON: Yes.</p> <p>2 MS. BENNETT: Shaw.</p> <p>3 MR. SHAW: Yes.</p> <p>4 MS. BENNETT: Moylan.</p> <p>5 MR. MOYLAN: Yes.</p> <p>6 MS. BENNETT: Kroner.</p> <p>7 MR. KRONER: Yes.</p> <p>8 MS. BENNETT: Kappel.</p> <p>9 MS. KAPPEL: Yes.</p> <p>10 MS. BENNETT: Janowski.</p> <p>11 MR. JANOWSKI: Yes.</p> <p>12 MS. BENNETT: Bergthold.</p> <p>13 MR. BERGTHOLD: Yes.</p> <p>14 MS. BENNETT: Domina.</p> <p>15 MR. DOMINA: Yes.</p> <p>16 MS. BENNETT: Matushek.</p> <p>17 MR. MATUSHEK: Yea. Motion carries.</p> <p>18 MR. KRONER: I would like to make a motion to</p> <p>19 recommend the Village Board approve text amendment</p> <p>20 letter B related to the topic of permitted, special</p> <p>21 and prohibited uses, adding retail sales of</p> <p>22 tobacco, hookah, cigarette, cigar, e-cigarette and</p>	<p>1 MS. BENNETT: Shaw.</p> <p>2 MR. SHAW: Yes.</p> <p>3 MS. BENNETT: Stanton.</p> <p>4 MR. STANTON: Yea.</p> <p>5 MS. BENNETT: Matushek.</p> <p>6 MR. MATUSHEK: Yea. Motion carries.</p> <p>7 MR. KRONER: I would like to make a motion to</p> <p>8 recommend the Village Board approve text amendment</p> <p>9 C related to the topic of permitted, special and</p> <p>10 prohibited uses, adding medical marijuana</p> <p>11 dispensing facilities to the list of prohibited</p> <p>12 uses in Table 3.A.2 on page 55.</p> <p>13 MR. MATUSHEK: Is there a second?</p> <p>14 MR. DOMINA: Second.</p> <p>15 MR. MATUSHEK: It's been moved and seconded to</p> <p>16 add the sale of -- or I'm sorry -- medical -- let's</p> <p>17 get this out without stumbling, please -- medical</p> <p>18 marijuana dispensing facilities to the list of</p> <p>19 prohibited uses.</p> <p>20 Any further discussion on that</p> <p>21 motion?</p> <p>22 (NO RESPONSE.)</p>
Page 75	Page 77
<p>1 vapor products as a principal use to a list of</p> <p>2 prohibited uses in Table 3.A.2 on page 55.</p> <p>3 MR. SHAW: Second.</p> <p>4 MR. MATUSHEK: All right. It's been moved and</p> <p>5 seconded to add those categories to the list of</p> <p>6 prohibited uses. Any more discussion on that</p> <p>7 point?</p> <p>8 (NO RESPONSE.)</p> <p>9 MR. MATUSHEK: Hearing none, the Secretary will</p> <p>10 call the roll on that.</p> <p>11 MS. BENNETT: Domina.</p> <p>12 MR. DOMINA: Yea.</p> <p>13 MS. BENNETT: Bergthold.</p> <p>14 MR. BERGTHOLD: Yea.</p> <p>15 MS. BENNETT: Janowski.</p> <p>16 MR. JANOWSKI: Yea.</p> <p>17 MS. BENNETT: Kappel.</p> <p>18 MS. KAPPEL: Yes.</p> <p>19 MS. BENNETT: Kroner.</p> <p>20 MR. KRONER: Yes.</p> <p>21 MS. BENNETT: Moylan.</p> <p>22 MR. MOYLAN: Yes.</p>	<p>1 MR. MATUSHEK: Hearing none, the Secretary will</p> <p>2 call the roll on the third motion.</p> <p>3 MS. BENNETT: Stanton.</p> <p>4 MR. STANTON: Yes.</p> <p>5 MS. BENNETT: Shaw.</p> <p>6 MR. SHAW: Yes.</p> <p>7 MS. BENNETT: Moylan.</p> <p>8 MR. MOYLAN: Yes.</p> <p>9 MS. BENNETT: Kroner.</p> <p>10 MR. KRONER: Yes.</p> <p>11 MS. BENNETT: Kappel.</p> <p>12 MS. KAPPEL: Yes.</p> <p>13 MS. BENNETT: Janowski.</p> <p>14 MR. JANOWSKI: Yes.</p> <p>15 MS. BENNETT: Bergthold.</p> <p>16 MR. BERGTHOLD: Yes.</p> <p>17 MS. BENNETT: Domina.</p> <p>18 MR. DOMINA: Yes.</p> <p>19 MS. BENNETT: Matushek.</p> <p>20 MR. MATUSHEK: Yea. Motion carries.</p> <p>21 MR. KRONER: Finally, I would like to make a</p> <p>22 motion to recommend the Village Board approve text</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 78</p> <p>1 amendment D related to the topic of permitted, 2 special and prohibited uses adding hookah lounges 3 as a principal use to the list of prohibited uses 4 in Table 3.A.2 on page 55. 5 MR. MATUSHEK: All right. 6 MR. MOYLAN: Second. 7 MR. MATUSHEK: Seconded by Mark. This is a 8 deviation from what was recommended by staff and 9 some other discussions we've had. So everyone is 10 clear, that would add hookah lounge as a principal 11 use as to our list of prohibited uses for the 12 central red dot areas of the business district. So 13 everyone's clear on that. 14 Any other discussion on that issue? 15 MR. BERGTHOLD: Yes. I would just like to add 16 I think this is a mistake by this committee. And I 17 would like to add that to the next board meeting. 18 But that's all I have to say. 19 MR. PAUS: Can I echo that? 20 MR. MATUSHEK: Well, we've kind of closed the 21 public hearing. 22 MR. PAUS: I'm sorry. I'll do it in public</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. BENNETT: Matushek. 2 MR. MATUSHEK: Yes. Motion carries. 3 All right. Thank you, everyone, 4 for your hard work on this item. I know it's been 5 a fairly long process. And happy to see we finally 6 come to a consensus on this. 7 We are now reaching item number 8 five which, believe it or not, is another public 9 hearing, and that relates to text amendments to 10 Section XII of the Legacy Code of the Village of 11 Tinley Park zoning ordinance related to the topic 12 of landscape bufferyards. 13 So at this time we will entertain a 14 motion to open the public hearing. 15 MR. STANTON: So moved. 16 MR. SHAW: So moved. 17 MR. MATUSHEK: I couldn't tell if Commissioner 18 Shaw moved and seconded by Commissioner Stanton -- 19 MR. STANTON: Second. 20 MR. MATUSHEK: Seconded it. All those in favor 21 of opening the public hearing, signify by saying 22 aye.</p>
<p style="text-align: right;">Page 79</p> <p>1 hearing. But, yeah, thanks, guys. 2 MR. MATUSHEK: All right. Any further 3 discussion? 4 (NO RESPONSE.) 5 MR. MATUSHEK: Hearing none, if the Secretary 6 will call the roll on motion number four. 7 MS. BENNETT: Domina. 8 MR. DOMINA: Yea. 9 MS. BENNETT: Bergthold. 10 MR. BERGTHOLD: No. 11 MS. BENNETT: Janowski. 12 MR. JANOWSKI: Yes. 13 MS. BENNETT: Kappel. 14 MS. KAPPEL: No. 15 MS. BENNETT: Kroner. 16 MR. KRONER: Yes. 17 MS. BENNETT: Moylan. 18 MR. MOYLAN: Yes. 19 MS. BENNETT: Shaw. 20 MR. SHAW: Yes. 21 MS. BENNETT: Stanton. 22 MR. STANTON: Yea.</p>	<p style="text-align: right;">Page 81</p> <p>1 ALL BOARD MEMBERS: (In unison) Aye. 2 MR. MATUSHEK: Any opposed? 3 (NO RESPONSE.) 4 MR. MATUSHEK: Motion carries. 5 If there is anyone in the public 6 who wishes to speak to the topic of landscape 7 bufferyards, please stand up. I'll swear you in. 8 Not even Mike? 9 MR. PAUS: No. 10 MR. MATUSHEK: All right. 11 MR. PAUS: I'm cool with the buffers. 12 MR. MATUSHEK: I gave you a chance. 13 MR. PAUS: I know you did. 14 MR. MATUSHEK: All right. Hearing none, we'll 15 note that I can confirm there was proper public 16 notice also given for item number five by staff. 17 Probably the biggest public notice group we've had 18 I think in all the meetings we've had since we've 19 been here. So, well placed though. 20 At this point we'll commence with 21 the village staff presentation -- you can tell I'm 22 getting tired -- village staff presentation on the</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 82</p> <p>1 issue of bufferyards.</p> <p>2 MS. WALLRICH: And I'm going to mention a</p> <p>3 little sidebar that I forgot to. I wanted to say</p> <p>4 thank you to Mr. Paus at the very beginning of this</p> <p>5 in terms of our format because it was something</p> <p>6 that Mr. Paus pointed out this is a concern of his.</p> <p>7 So even though we sort of did a hybrid, we didn't</p> <p>8 take exactly every single amendment, but hopefully</p> <p>9 you appreciate the efficiency. And I think we're</p> <p>10 doing very well. But we grouped them up by topic.</p> <p>11 MR. PAUS: Yes. Thank you.</p> <p>12 MS. WALLRICH: Okay. Bufferyard. This is how</p> <p>13 the bufferyard looked originally where the whole</p> <p>14 point was in the original code, it was written to</p> <p>15 make sure that we were screening parking areas.</p> <p>16 And this is not like any other areas in our</p> <p>17 community. We try to screen the headlight glare</p> <p>18 and make sure it's not glaring into somebody's</p> <p>19 living room or bedroom.</p> <p>20 We found though when we were</p> <p>21 working on Union Square that it wasn't addressing</p> <p>22 every consideration because you have parking at the</p>	<p style="text-align: right;">Page 84</p> <p>1 if there was going to be any opportunity for cross</p> <p>2 access or cross parking in those areas. And that's</p> <p>3 whether it was in the district or out of the</p> <p>4 district.</p> <p>5 Number C was between residential</p> <p>6 uses. That's only between density. So if you have</p> <p>7 two single family homes, no five-foot bufferyard.</p> <p>8 But if it was a multi-family next to a single</p> <p>9 family then, yes, we wanted to have a five-foot</p> <p>10 bufferyard.</p> <p>11 Auto related, this was sort of a</p> <p>12 big one that sort of started the whole thing. And</p> <p>13 we just expanded that to include driveway.</p> <p>14 And the last is an alley. We</p> <p>15 wanted to make sure that the alley where it abuts a</p> <p>16 non-Legacy piece of property, that we want that</p> <p>17 five-yard bufferyard. Boy, I'm stumbling, too, Ed.</p> <p>18 But between the parcel -- but where a bufferyard</p> <p>19 is, is not required between the parcel and the</p> <p>20 actual alley.</p> <p>21 So if you're in the Legacy Code and</p> <p>22 you have an alley, no five-foot bufferyards. But</p>
<p style="text-align: right;">Page 83</p> <p>1 end of some of these townhome developments or in a</p> <p>2 driveway. So we wanted to take a look at how we</p> <p>3 could better write that.</p> <p>4 And so I just love Stephanie. She</p> <p>5 does all these cute red boxes and squares.</p> <p>6 So we went back and forth and the</p> <p>7 easiest and simplest, and I think this ended up</p> <p>8 being the best. So we're very clear where we want</p> <p>9 a five-foot bufferyard. Basically we want it</p> <p>10 adjacent to all non-Legacy District areas. So</p> <p>11 when you have a Legacy piece of property and it's</p> <p>12 next to a non-Legacy property, we want to make sure</p> <p>13 we have a five-foot bufferyard there. Between</p> <p>14 commercial and noncommercial areas, we wanted to</p> <p>15 make sure that we had a five-foot bufferyard.</p> <p>16 Between -- well, on the next</p> <p>17 language there is, we wanted to make sure when we</p> <p>18 had non-commercial next -- when we had commercial</p> <p>19 next to commercial, we wanted to still provide</p> <p>20 opportunities for shared parking. So if a</p> <p>21 commercial was next to another commercial, a</p> <p>22 five-yard bufferyard was not going to be required</p>	<p style="text-align: right;">Page 85</p> <p>1 if you have an alley in a non-Legacy Code piece of</p> <p>2 property, you will have a five-foot bufferyard.</p> <p>3 Got it? Got it.</p> <p>4 MR. MATUSHEK: I got it.</p> <p>5 MS. WALLRICH: All right. That's it.</p> <p>6 MR. MATUSHEK: Okay. I know we've covered this</p> <p>7 at past workshops. Is there any further discussion</p> <p>8 on the part of any of the Commissioners on this</p> <p>9 item?</p> <p>10 MR. JANOWSKI: No.</p> <p>11 MR. STANTON: No, none.</p> <p>12 MR. MATUSHEK: Okay. Hearing none, and no</p> <p>13 members of the public stepping up to speak up on</p> <p>14 this, the motion to close the public hearing would</p> <p>15 be in order.</p> <p>16 MR. STANTON: So moved.</p> <p>17 MR. MATUSHEK: It's been moved.</p> <p>18 MR. SHAW: Second.</p> <p>19 MR. MATUSHEK: And seconded. All those in</p> <p>20 favor of closing the public hearing on item number</p> <p>21 five, please signify by saying aye.</p> <p>22 ALL BOARD MEMBERS: (In unison) Aye.</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 86</p> <p>1 MR. MATUSHEK: Any opposed?</p> <p>2 (NO RESPONSE.)</p> <p>3 MR. MATUSHEK: Hearing none, motion carries.</p> <p>4 All right. At this time it would</p> <p>5 be appropriate to entertain a motion to make a</p> <p>6 recommendation to the Village Board on this issue.</p> <p>7 And I'll entertain from anywhere.</p> <p>8 MR. JANOWSKI: Commissioner Janowski.</p> <p>9 MR. MATUSHEK: Commissioner Janowski, go ahead.</p> <p>10 MR. JANOWSKI: All right. Commissioner</p> <p>11 Janowski would make the motion to recommend to the</p> <p>12 Village Board approval of the text amendments</p> <p>13 related to the topic of landscape buffers,</p> <p>14 including amendments as noted in the staff report</p> <p>15 on page 12 -- I should say on March 12th staff</p> <p>16 report on page 12.</p> <p>17 MR. MATUSHEK: And again, if I could make a</p> <p>18 friendly amendment that in general that requires a</p> <p>19 five-foot wide bufferyard in certain circumstances.</p> <p>20 MR. JANOWSKI: Yes.</p> <p>21 MR. MATUSHEK: Is that fair to you? Okay.</p> <p>22 MR. KRONER: Second.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. MATUSHEK: Yea. Motion carries. Well --</p> <p>2 MS. WALLRICH: What are we going to do with</p> <p>3 ourselves?</p> <p>4 MR. MATUSHEK: Well, I would recommend, Paula,</p> <p>5 to get some rest and some sleep might be</p> <p>6 appropriate.</p> <p>7 Before we have comments from the</p> <p>8 public, any more reports from staff on anything?</p> <p>9 MR. CONNELLY: Just, Mr. Chairman, if I could.</p> <p>10 Just a quick note. So we'll prepare these as</p> <p>11 ordinances. They're going to be separate</p> <p>12 ordinances. All of these won't be in one</p> <p>13 ordinance. They will prepare these separately. I</p> <p>14 think these readings -- March 21st we'll go through</p> <p>15 a few readings to the board just -- I'm sure you</p> <p>16 guys are all aware of that, but -- so everyone is</p> <p>17 aware of that, that will be the process.</p> <p>18 And then, again, this is just us</p> <p>19 sitting here going through this the last few</p> <p>20 hearings and for the year you guys have been</p> <p>21 chewing on this, you know, I'm absolutely impressed</p> <p>22 by all the amount of reading and work that you guys</p>
<p style="text-align: right;">Page 87</p> <p>1 MR. MATUSHEK: Is there a second? Okay. Any</p> <p>2 further discussion on this motion?</p> <p>3 (NO RESPONSE.)</p> <p>4 MR. MATUSHEK: If the Secretary will call the</p> <p>5 role on that motion.</p> <p>6 MS. BENNETT: Stanton.</p> <p>7 MR. STANTON: Yea.</p> <p>8 MS. BENNETT: Shaw.</p> <p>9 MR. SHAW: Yea.</p> <p>10 MS. BENNETT: Moylan.</p> <p>11 MR. MOYLAN: Yes.</p> <p>12 MS. BENNETT: Kroner.</p> <p>13 MR. KRONER: Yes.</p> <p>14 MS. BENNETT: Kappel.</p> <p>15 MS. KAPPEL: Yes.</p> <p>16 MS. BENNETT: Janowski.</p> <p>17 MR. JANOWSKI: Yes.</p> <p>18 MS. BENNETT: Berghold.</p> <p>19 MR. BERGTHOLD: Yea.</p> <p>20 MS. BENNETT: Domina.</p> <p>21 MR. DOMINA: Yea.</p> <p>22 MS. BENNETT: Matushek.</p>	<p style="text-align: right;">Page 89</p> <p>1 have done, has been incredible. Your staff here</p> <p>2 has been more than incredible in my opinion getting</p> <p>3 all of this.</p> <p>4 This is a lot to chew off, you</p> <p>5 know, for any Plan Commission. And I think that</p> <p>6 some of this was kind of put in your lap. And all</p> <p>7 of you -- I've been impressed sitting here. And</p> <p>8 the amount of work you put in, and when you've</p> <p>9 disagreed you've done it civilly. And I thought</p> <p>10 all of the discussions were outstanding. I've</p> <p>11 learned a lot from it.</p> <p>12 So kudos for all of you that were</p> <p>13 really rowing this boat. And whether people agree</p> <p>14 or disagree, I can tell you this. I don't think</p> <p>15 anyone could ever argue that this process was not</p> <p>16 thorough.</p> <p>17 MR. MATUSHEK: I agree.</p> <p>18 MR. CONNELLY: So I'm impressed.</p> <p>19 MR. MATUSHEK: I try to be nothing, if not</p> <p>20 efficient. You know, as you get older, you value</p> <p>21 your time a little more, so -- but I do want to</p> <p>22 thank each of the Commissioners for their input on</p>



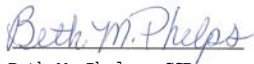
Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 90</p> <p>1 this. It's been a long process as well.</p> <p>2 And I know, you know, again, we</p> <p>3 couldn't have done it without staff. There's no</p> <p>4 question. You guys, particularly when we get into</p> <p>5 some of the minutia on here, it's just, you know,</p> <p>6 amazing to see how we get this accomplished as fast</p> <p>7 as we did, so --</p> <p>8 All right. That being said, it's</p> <p>9 time for comments from the public.</p> <p>10 MR. PAUS: Yeah. Hi. Mike Paus here. I want</p> <p>11 to echo what Counselor Connelly said on the</p> <p>12 thoroughness of this. It's absolutely amazing.</p> <p>13 I wanted to thank staff for posting</p> <p>14 the agenda very early on Friday and the very, very</p> <p>15 lengthy and thorough packet, including the entire</p> <p>16 transcript. And thank you. You know, so there's a</p> <p>17 very good record of it.</p> <p>18 I actually -- again, I wanted to</p> <p>19 thank Counselor and everybody else for, you know,</p> <p>20 listening to me on splitting these up. I really</p> <p>21 appreciate that. Paula mentioned that. Thank you,</p> <p>22 everyone, for going -- I know it's kind of a pain</p>	<p style="text-align: right;">Page 92</p> <p>1 to cut you off.</p> <p>2 MR. SMITH: First of all, I want to know what</p> <p>3 this thing is.</p> <p>4 MR. PAUS: Lucas gave me this podium as a</p> <p>5 present because we don't have a podium, so I bring</p> <p>6 it every meeting.</p> <p>7 MR. SMITH: Oh. I thought I'd get royalties or</p> <p>8 something.</p> <p>9 Anyway, I was asked to serve on the</p> <p>10 Legacy Code --</p> <p>11 MS. WALLRICH: Citizen Advisory Committee.</p> <p>12 MR. SMITH: Advisory Committee. Okay. And we</p> <p>13 came together and there was -- the first few</p> <p>14 meetings there was so much passion in trying to get</p> <p>15 to some resolution which is best for our village.</p> <p>16 And people came from different areas. I think we</p> <p>17 got into the long range plan responsibilities, I</p> <p>18 think we got into the economic development</p> <p>19 commission, and I think we got into a lot of</p> <p>20 different departments of the village, except civil</p> <p>21 service and I think the pension fund. So it was</p> <p>22 very well covered.</p>
<p style="text-align: right;">Page 91</p> <p>1 to split these up, but I really wanted to thank</p> <p>2 everyone for doing this all separate. Thank you</p> <p>3 very much.</p> <p>4 And I actually watched, you know,</p> <p>5 my comments at the last meeting. I wanted to</p> <p>6 apologize to Commissioner Janowski who I</p> <p>7 mispronounced your name. And I've been</p> <p>8 mispronouncing your name, Mr. Chairman, from the</p> <p>9 beginning. Matushek. I do apologize. I noticed</p> <p>10 that as I watched my comments.</p> <p>11 So, anyways, I wanted to thank you</p> <p>12 guys for putting up with me and, again, for being</p> <p>13 so thorough with all of this. Like I said, just an</p> <p>14 absolutely great job for all of you.</p> <p>15 And thank you again for the second</p> <p>16 now live broadcast meeting. Everyone was a good</p> <p>17 sport for speaking up and being very clear. Thank</p> <p>18 you.</p> <p>19 MR. MATUSHEK: Thank you, Mike. And I again</p> <p>20 want to thank you, everyone, for coming tonight. I</p> <p>21 appreciate all your input.</p> <p>22 Charlie, I'm sorry. I didn't mean</p>	<p style="text-align: right;">Page 93</p> <p>1 And I have to compliment Paula and</p> <p>2 Stephanie for the patience, the professional way</p> <p>3 they informed us of what was a real sticky</p> <p>4 situation for a while there. And I'm glad to be</p> <p>5 here to share the results of an effort on the long</p> <p>6 range Plan Commission, the rest of the staff and</p> <p>7 our committee. Thanks so much.</p> <p>8 MR. MATUSHEK: Thank you, Charlie. And again,</p> <p>9 we appreciate -- your committee's input has been</p> <p>10 well taken as additional input by the Commission,</p> <p>11 too. So we appreciate the work everybody did there</p> <p>12 very much.</p> <p>13 Okay. I think we can entertain at</p> <p>14 this point a motion to adjourn.</p> <p>15 MS. WALLRICH: I can give you one announcement</p> <p>16 to make everybody happy.</p> <p>17 MR. MATUSHEK: Oh, I'm sorry.</p> <p>18 MS. WALLRICH: We didn't prepare anything, and</p> <p>19 I was like oh, crap. Darn.</p> <p>20 MR. MATUSHEK: That's okay.</p> <p>21 MS. WALLRICH: But we did get one announcement</p> <p>22 today. Aldi has made an announcement that they</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<p style="text-align: right;">Page 94</p> <p>1 will be taking over the Euro fresh. That's been in</p> <p>2 the works but hasn't been able to be made public</p> <p>3 until today. So I think we'll really be happy.</p> <p>4 We've been working on a nice new</p> <p>5 facade for that area. It won't take up the whole</p> <p>6 store. It'll be subdivided. And we're working on</p> <p>7 another retail unit for the other half of that.</p> <p>8 MR. MATUSHEK: Okay. Well, that's a similar</p> <p>9 use. And it will be a much better location for</p> <p>10 visibility I think for Aldi as well. So that's</p> <p>11 good news.</p> <p>12 MR. KRONER: So what happened to the --</p> <p>13 MS. WALLRICH: Our economic development guy is</p> <p>14 great. He's working very hard on filling in all</p> <p>15 these vacant parcels.</p> <p>16 MR. MATUSHEK: Well, that's because his family</p> <p>17 hasn't moved up yet from Decatur.</p> <p>18 MS. WALLRICH: That's right. I'm working him</p> <p>19 hard.</p> <p>20 MR. MOYLAN: Last board meeting you mentioned</p> <p>21 that there was a bid made on the 191st Street</p> <p>22 property.</p>	<p style="text-align: right;">Page 96</p> <p>1 together now.</p> <p>2 And I tell you, I see it every day.</p> <p>3 Stephanie, who is always coming up with some great</p> <p>4 ideas, the other day she heard something on the</p> <p>5 street, takes it right to Patrick whose office is</p> <p>6 next to mine.</p> <p>7 I have seen working in other</p> <p>8 villages, as soon as you start to separate those</p> <p>9 disciplines, things gets dropped. So for you all,</p> <p>10 I think it's important for you to know, you spend</p> <p>11 so much time and energy in reviewing a project and</p> <p>12 you want -- let's say we're down to design or</p> <p>13 something. You want to see it's done correctly.</p> <p>14 The fact that we're in one umbrella department,</p> <p>15 we're going to make sure that your wishes are</p> <p>16 carried all the way to building permit and</p> <p>17 occupancy.</p> <p>18 So I think -- the village manager</p> <p>19 promised me a cake on announcing this. So we are</p> <p>20 now the community development department.</p> <p>21 MR. MATUSHEK: Well, I'd say congratulations</p> <p>22 are in order for a lot of us. And it sounds like</p>
<p style="text-align: right;">Page 95</p> <p>1 MS. WALLRICH: Oh, yeah, I did mention that.</p> <p>2 Woodman's did get the bid. I didn't mention that</p> <p>3 to you last time?</p> <p>4 MR. MATUSHEK: No. We were hearing that.</p> <p>5 MS. WALLRICH: So it hit the papers. But they</p> <p>6 were the successful bidder. They're not under any</p> <p>7 due diligence. A lot can happen. I have heard</p> <p>8 from some of the residents in that area that</p> <p>9 they're pretty happy about that. It's a grocery</p> <p>10 store, a large grocery store, 246,000 square feet.</p> <p>11 There will be some out lots there as well, but --</p> <p>12 MR. MATUSHEK: Okay.</p> <p>13 MR. STANTON: Paula, is there any interest in</p> <p>14 the K-Mart?</p> <p>15 MS. WALLRICH: Not as much as I would like, you</p> <p>16 know. No, not nothing certain right now. But we</p> <p>17 really -- we've got a good team and, you know,</p> <p>18 we've reorganized. We are now a community</p> <p>19 development department. And the beauty of that is,</p> <p>20 rather than having building, economic development</p> <p>21 and planning separate and our offices physically in</p> <p>22 different areas in the village hall, we are all</p>	<p style="text-align: right;">Page 97</p> <p>1 some good energy for the village. So very good.</p> <p>2 MS. WALLRICH: Definitely. Definitely. And a</p> <p>3 building official, we are hoping to get that</p> <p>4 person. We had some final interviews this week.</p> <p>5 So I'm real happy because my hats are starting to</p> <p>6 go on to other people.</p> <p>7 MR. MATUSHEK: And then, we would like to keep</p> <p>8 you around longer than you would like to stay, so</p> <p>9 at least that will increase your longevity.</p> <p>10 MS. WALLRICH: Yeah, I'll live longer I think.</p> <p>11 The more hats I take off, the longer I'll live.</p> <p>12 MR. MATUSHEK: Well, that was my point. Very</p> <p>13 good. Okay. That was some good news then.</p> <p>14 Any other issues?</p> <p>15 (NO RESPONSE.)</p> <p>16 MR. MATUSHEK: I think at this time we'll</p> <p>17 entertain a motion to adjourn.</p> <p>18 MR. SHAW: Motion to adjourn, Mr. Chairman.</p> <p>19 MR. MATUSHEK: Okay. So moved. Is there a</p> <p>20 second?</p> <p>21 MR. DOMINA: Second.</p> <p>22 MR. MATUSHEK: Moved and seconded. All those</p>

Village of Tinley Park -- Plan Commission Hearing  
Plan Commission Hearing, on 03/02/2017

<div>Page 98</div> <div>1 in favor, signify by saying aye.</div> <div>2 ALL BOARD MEMBERS: (In unison) Aye.</div> <div>3 MR. MATUSHEK: Motion carries. Thank you again</div> <div>4 for everyone coming, and appreciate your input.</div> <div>5</div> <div>6 * * * * *</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>	
<div>Page 99</div> <div>1 STATE OF ILLINOIS )</div> <div>2 ) SS:</div> <div>3</div> <div>4 I, Beth M. Phelps, being first duly sworn on</div> <div>5 oath, says that she is the court reporter who</div> <div>6 reported in shorthand the proceedings had at the</div> <div>7 hearing of said cause, and that the foregoing is a</div> <div>8 true and correct transcript of her shorthand notes</div> <div>9 so taken as aforesaid. So signed and dated this</div> <div>10 10th day of March 2017.</div> <div>11</div> <div>12</div> <div>13 </div> <div>14 Beth M. Phelps, CSR</div> <div>15 License # 084-003918</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div>	

<b>0</b>	<b>28-30-302-055-0000</b> 22:18	<b>access</b> 43:9 84:2
<b>084-003918</b> 99:14	<b>28-30-302-057-0000</b> 22:20	<b>accessory</b> 40:10,20 41:1,6 43:8 46:18,20 47:7,14,20 51:5,11 52:8 56:5,9 60:5
<b>1</b>	<b>28-30-308-005-0000</b> 22:8	<b>accommodate</b> 64:3
	<b>28-30-308-006-0000</b> 22:6	<b>accomplished</b> 90:6
	<b>28-30-308-007-0000</b> 22:4	<b>activity</b> 64:1
<b>1(c)1</b> 28:12	<b>28-30-405-016-0000</b> 22:14	<b>actual</b> 17:17 28:14 39:18 45:5 50:15 84:20
<b>10-16</b> 10:10	<b>28-30-405-035-0000</b> 22:10	<b>add</b> 25:14 60:3,13,21 73:16 75:5 76:16 78:10,15,17
<b>10th</b> 99:10	<b>28-30-405-036-0000</b> 22:12	<b>adding</b> 56:4,7,9 68:17,21 69:16 73:11 74:21 76:10 78:2
<b>11</b> 22:19	<b>28-31-200-013-000</b> 21:21	<b>addition</b> 6:13
<b>12</b> 86:15,16	<b>28-31-200-014-0000</b> 22:2	<b>additional</b> 61:2 93:10
<b>12th</b> 86:15	<b>2nd</b> 5:5 11:4	<b>address</b> 11:8 13:16 31:13 40:1 51:5
<b>13</b> 22:21	<b>3</b>	<b>addressing</b> 50:13 66:21 82:21
<b>13th</b> 13:11	<b>3-A</b> 55:22	<b>adeu</b> 28:4
<b>14</b> 7:7 11:18,20 13:22 14:7 21:3 23:1	<b>3.A.2</b> 50:12 73:13 75:2 76:12 78:4	<b>adjacent</b> 14:14 16:21 83:10
<b>16250</b> 13:16	<b>35</b> 45:9	<b>adjourn</b> 93:14 97:17,18
<b>166th</b> 39:6	<b>3A</b> 40:7	<b>adopt</b> 10:9
<b>16th</b> 6:10,21 10:15	<b>3rd</b> 10:19	<b>adopted</b> 9:13 37:6,11
<b>172nd</b> 17:12	<b>5</b>	<b>Advisory</b> 9:19 10:4,10,18,22 11:6,15 92:11,12
<b>175th</b> 15:3	<b>5-17</b> 10:11	<b>aerial</b> 15:1
<b>183rd</b> 39:1,5	<b>50</b> 45:5,13,15 46:15	<b>aforesaid</b> 99:9
<b>191st</b> 94:21	<b>55</b> 40:8 47:18 73:13 75:2 76:12 78:4	<b>agenda</b> 6:11 7:5 50:14 51:3 57:21 90:14
<b>2</b>	<b>6</b>	<b>agree</b> 62:19,20 65:11 72:8 89:13,17
<b>2-16</b> 11:7	<b>600</b> 11:18	<b>ahead</b> 21:5 23:20 27:19 32:3 86:9
<b>2-B-1</b> 29:18	<b>66th</b> 17:12	<b>Aldi</b> 93:22 94:10
<b>2009</b> 37:7	<b>9</b>	<b>Allegiance</b> 5:8,9
<b>2011</b> 13:21 15:8 17:15 18:8 19:16	<b>9-0</b> 67:14	<b>alley</b> 84:14,15,20,22 85:1
<b>2015</b> 9:13 10:10	<b>A</b>	<b>allowable</b> 43:7
<b>2016</b> 9:12 10:15	<b>absolutely</b> 51:1 52:8,22 56:14 88:21 90:12 91:14	<b>allowance</b> 61:10
<b>2017</b> 5:5 6:10,21 99:10	<b>abuts</b> 84:15	<b>allowed</b> 61:4 69:12
<b>21st</b> 88:14		
<b>246,000</b> 95:10		
<b>28-30-115-037-0000</b> 22:16		
<b>28-30-301-049-0000</b> 22:22		
<b>28-30-301-050-0000</b> 23:2		

<b>alphabetical</b> 39:21,22	<b>ATM</b> 14:21 15:2	<b>Bergthold</b> 5:14,15 25:20,21 33:20,21 57:3,4 64:13,19,21 74:12,13 75:13,14 77:15,16 78:15 79:9,10 87:18,19
<b>amazing</b> 90:6,12	<b>attached</b> 23:7 38:8 42:4	<b>bet</b> 45:12
<b>amend</b> 31:21 67:3	<b>attorney</b> 70:21 72:6	<b>Beth</b> 99:4,14
<b>amendment</b> 10:1 48:10 56:3, 11 73:9 74:19 76:8 78:1 82:8 86:18	<b>audience</b> 8:14 12:4 58:18	<b>Bettenhausen</b> 15:17
<b>amendments</b> 7:6 9:11,15,20 10:7,12 11:9 13:4 21:3,10 26:16 28:2 30:21 32:15,17 34:7 55:15,21,22 57:22 59:22 68:3 80:9 86:12,14	<b>Auto</b> 84:11	<b>bid</b> 94:21 95:2
<b>amount</b> 88:22 89:8	<b>Avenue</b> 13:16 15:3 39:3 52:10 65:22	<b>bidder</b> 95:6
<b>analysis</b> 10:17	<b>avoid</b> 63:6	<b>big</b> 41:16 46:7 84:12
<b>analyzed</b> 11:13	<b>aware</b> 48:9 88:16,17	<b>biggest</b> 12:20 81:17
<b>and/or</b> 23:3 41:4 42:4 43:11	<b>aye</b> 6:22 7:1 8:8,9 24:15,16 27:10,11 32:5,6 34:20,21 55:8,9 58:12,13 70:15,16 80:22 81:1 85:21,22 98:1,2	<b>bit</b> 62:22 68:10 70:22
<b>announcement</b> 93:15,21,22	<hr/> <b>B</b> <hr/>	<b>black</b> 14:13
<b>announcing</b> 96:19	<b>B-1</b> 22:16	<b>board</b> 7:1 8:9 10:9,14 19:21 21:3,9 24:16 27:11 32:6,15 34:21 47:5 48:13 49:15 55:9, 15,20 56:12 58:13 60:10 63:18 66:14 68:3 70:16 73:8 74:19 76:8 77:22 78:17 81:1 85:22 86:6,12 88:15 94:20 98:2
<b>anxious</b> 32:11	<b>B-4</b> 15:10 21:22	<b>boat</b> 89:13
<b>apologize</b> 23:13 91:6,9	<b>back</b> 9:12 10:8,17 13:21 15:8 18:19 19:1,14 37:6 45:12 47:17 48:14 54:12 65:9 83:6	<b>body</b> 9:18 47:2
<b>Apparently</b> 7:15	<b>Bank</b> 14:21	<b>border</b> 14:14
<b>appearance</b> 41:8	<b>bar</b> 65:18	<b>bottom</b> 15:12 45:19 47:10
<b>approval</b> 6:9 47:5 48:10 55:15 60:11 86:12	<b>Barb</b> 6:19 20:19 25:9	<b>boundary</b> 28:15,16 30:5
<b>approve</b> 6:20 21:9 32:15 55:20 68:3 71:18 73:8 74:19 76:8 77:22	<b>based</b> 20:8 37:6 63:1 67:21 68:2	<b>boxes</b> 83:5
<b>approved</b> 63:18 71:4	<b>basic</b> 10:1	<b>Boy</b> 84:17
<b>architects</b> 45:8	<b>basically</b> 13:5,7 19:9 28:14 31:4 60:17 63:11 69:18 83:9	<b>break</b> 25:10
<b>architectural</b> 41:7 47:8	<b>Bath</b> 18:4	<b>breeze</b> 28:5
<b>architecture</b> 53:15	<b>beauty</b> 95:19	<b>bring</b> 23:19 64:16 92:5
<b>area</b> 14:21 15:2 17:12,13 18:4 39:1,7,15 48:22 61:4 62:16 65:7 94:5 95:8	<b>bedroom</b> 82:19	<b>bringing</b> 54:3
<b>areas</b> 14:12 38:14,21 45:22 78:12 82:15,16 83:10,14 84:2 92:16 95:22	<b>begin</b> 5:4,7	<b>brings</b> 34:5 57:20
<b>argue</b> 89:15	<b>beginning</b> 54:19 82:4 91:9	<b>broadcast</b> 91:16
<b>aspect</b> 60:20	<b>BENNETT</b> 5:12,14,16,18,20, 22 6:2,4,6 12:12 25:2,18,20, 22 26:2,4,6,8,10,12 33:4,8,10, 12,14,16,18,20,22 34:2 57:1, 3,5,7,9,11,13,15,17 73:22 74:2,4,6,8,10,12,14,16 75:11, 13,15,17,19,21 76:1,3,5 77:3, 5,7,9,11,13,15,17,19 79:7,9, 11,13,15,17,19,21 80:1 87:6, 8,10,12,14,16,18,20,22	<b>buffers</b> 81:11 86:13
<b>assembly</b> 44:4,5		<b>bufferyard</b> 82:12,13 83:9,13, 15,22 84:7,10,17,18 85:2 86:19
<b>assessor's</b> 20:7		<b>bufferyards</b> 80:12 81:7 82:1 84:22
<b>asterisk</b> 47:9		<b>building</b> 16:6 18:5 38:12 40:12 41:14 42:10,17,22 45:3

47:13 95:20 96:16 97:3	<b>character</b> 41:7 46:20 47:8 52:20 53:14	82:14 84:21 85:1 92:10
<b>buildings</b> 40:15 44:1	<b>Charlie</b> 91:22 93:8	<b>codes</b> 36:12
<b>bulk</b> 28:18	<b>chew</b> 89:4	<b>column</b> 51:3
<b>business</b> 6:8 78:12	<b>chewing</b> 88:21	<b>comfort</b> 40:22
<b>businesses</b> 63:6 64:16	<b>Chicago</b> 42:21	<b>comfortable</b> 68:11
<hr/>		
<b>C</b>		
<hr/>		
<b>cake</b> 96:19	<b>cigar</b> 59:19 60:3,14 61:12,18 62:3 63:16 64:2 65:4,13 66:3, 5,6,14 68:6,17,19 71:18 72:7 73:11,16 74:22	<b>Comission</b> 48:16
<b>call</b> 5:11 13:6 25:17 33:6 56:22 72:6 73:21 75:10 77:2 79:6 87:4	<b>cigarette</b> 74:22	<b>commence</b> 81:20
<b>called</b> 7:8	<b>cigarettes</b> 60:14	<b>comment</b> 54:5 63:10
<b>calls</b> 11:22	<b>cigars</b> 65:13	<b>comments</b> 10:16 20:1,15 31:3,12 52:1 54:15 63:21 69:6,7 70:4,5 88:7 90:9 91:5, 10
<b>Cardinal</b> 52:10,15,20	<b>circle</b> 28:20 29:8 60:6	<b>commercial</b> 34:9 35:20 36:2, 8 37:13,22 38:15 39:10,15 40:2,3,4,8,13 41:7,8,11,21 43:3,19,20 44:20,22 45:1,21 46:1,8,15,21 47:1 48:11 49:1 52:12,13 53:11 55:17,22 56:5, 6,8 62:15,18 83:14,18,19,21
<b>care</b> 23:20 45:16,18 46:11 66:4	<b>circles</b> 59:22	<b>commission</b> 5:7 10:4,14,17 11:8,14,21 25:5 28:8 36:16 39:13 48:12 49:6,16 60:8 89:5 92:19 93:6,10
<b>carried</b> 96:16	<b>circumstances</b> 42:20 86:19	<b>Commissioner</b> 23:17 24:21 31:20 32:11,13 34:16,17 52:7 54:2 55:6 58:7 59:22 65:9,11 66:12,16 72:19 80:17,18 86:8, 9,10 91:6
<b>carries</b> 7:4 8:12 26:13 27:14 32:9 34:3 35:2 55:12 57:18 58:16 70:19 74:17 76:6 77:20 80:2 81:4 86:3 88:1 98:3	<b>Citizen</b> 10:4,10,18,22 11:6,15 92:11	<b>Commissioners</b> 20:1,15 31:4 49:18,20 52:1 54:10,15 61:15,22 85:8 89:22
<b>carrying</b> 46:13	<b>Citizen's</b> 9:19	<b>committee</b> 9:19 10:4 11:6,15 78:16 92:11,12 93:7
<b>case</b> 30:17	<b>civil</b> 92:20	<b>committee's</b> 93:9
<b>categories</b> 10:1 75:5	<b>civilly</b> 89:9	<b>Committees</b> 10:11,18,22
<b>category</b> 65:1	<b>claim</b> 45:1	<b>common</b> 48:17
<b>caught</b> 23:13 31:8	<b>clarification</b> 44:2 56:2	<b>communities</b> 36:3,6,10,17, 20
<b>center</b> 18:6 41:3	<b>clarified</b> 43:15	<b>community</b> 82:17 95:18 96:20
<b>central</b> 10:20 48:22 70:3 78:12	<b>clarifies</b> 44:15 61:3	<b>complex</b> 25:12
<b>certified</b> 11:18,20	<b>clarify</b> 47:11 56:12	<b>compliance</b> 9:4
<b>Chair</b> 59:12	<b>clarity</b> 54:1	<b>compliment</b> 93:1
<b>Chairman</b> 11:16 12:18 23:12 27:21,22 31:16 50:4 61:17 66:20 88:9 91:8 97:18	<b>classifications</b> 20:9	<b>concern</b> 37:3 41:16 82:6
<b>Chairman's</b> 72:14	<b>clean</b> 31:5	
<b>chance</b> 67:4 81:12	<b>clear</b> 14:9 41:18 49:6 50:9,20 51:6,12,20 52:8 66:11 69:2 71:22 78:10,13 83:8 91:17	
<b>change</b> 29:13 30:5,16 48:13 49:13	<b>close</b> 23:19 24:8,13 31:14 55:3 67:10 70:6,10,13 85:14	
<b>changed</b> 39:16	<b>closed</b> 23:14,16 24:19 78:20	
<b>changing</b> 30:6	<b>closer</b> 29:14	
	<b>closing</b> 24:1 32:2,4 54:16 85:20	
	<b>code</b> 7:17 11:3 26:17 28:8 30:10 34:7 37:5,8,12,21 38:4, 13 39:16 48:14,18 58:1 80:10	

<b>concerned</b> 53:6	<b>Counselor</b> 90:11,19	<b>defined</b> 40:2
<b>concerns</b> 10:15 12:20 41:17 71:1,2	<b>COUNTY</b> 99:2	<b>defines</b> 39:15
<b>concur</b> 66:13	<b>couple</b> 14:5 50:7	<b>definition</b> 35:22 39:20 40:19 49:7
<b>confirm</b> 8:21 50:13 81:15	<b>court</b> 17:13 99:5	<b>definitions</b> 39:14 49:8 56:5
<b>confused</b> 7:12 30:18	<b>covered</b> 19:8 31:1,2 85:6 92:22	<b>density</b> 84:6
<b>confusion</b> 42:14 50:1	<b>covering</b> 24:1	<b>dentist</b> 18:5
<b>congratulations</b> 31:8 96:21	<b>crafters</b> 37:20 38:13	<b>department</b> 95:19 96:14,20
<b>Connelly</b> 23:12,17 24:3 31:22 67:6,21 71:11,22 73:4 88:9 89:18 90:11	<b>crap</b> 93:19	<b>departments</b> 92:20
<b>consensus</b> 48:16 49:17 61:22 66:14 69:4 80:6	<b>create</b> 65:14	<b>Depending</b> 62:7
<b>consequence</b> 9:13	<b>created</b> 9:17	<b>depends</b> 68:13 72:15
<b>consideration</b> 82:22	<b>cross</b> 84:1,2	<b>depth</b> 45:5 56:7
<b>considered</b> 63:17	<b>crosses</b> 29:3	<b>describing</b> 13:17
<b>consistent</b> 17:4	<b>crowds</b> 64:16	<b>description</b> 7:19 13:8,19 14:16 15:21,22 17:2,8 18:18 20:11 23:8
<b>constitutes</b> 43:3	<b>CSR</b> 99:14	<b>descriptions</b> 7:9,12 8:2 13:21 19:10,14,20 23:5 26:22
<b>consumption</b> 60:20	<b>cultivation</b> 61:3	<b>design</b> 96:12
<b>contained</b> 9:21	<b>current</b> 15:7	<b>detached</b> 42:3
<b>content</b> 50:15	<b>curved</b> 17:12	<b>detail</b> 43:17
<b>contribute</b> 40:21	<b>cut</b> 68:5 92:1	<b>detailed</b> 44:18
<b>convenience</b> 40:22	<b>cute</b> 83:5	<b>details</b> 49:22
<b>cool</b> 81:11	<b>cuts</b> 29:11	<b>developers</b> 64:15
<b>copied</b> 30:15	<b>CV</b> 7:10 23:6	<b>development</b> 48:22 92:18 94:13 95:19,20 96:20
<b>copy</b> 20:19		<b>developments</b> 64:17 83:1
<b>core</b> 15:14,21 16:2,9,15 37:14 38:7 48:22 62:15 70:3	<b>D</b>	<b>deviation</b> 78:8
<b>corner</b> 15:1 45:19	<b>Darn</b> 93:19	<b>devil's</b> 49:21
<b>corollary</b> 27:1	<b>dated</b> 99:9	<b>DF</b> 7:9 22:4,6,8 23:6 29:8
<b>correct</b> 7:8 8:2 20:5,18 25:9 50:5 67:20 99:8	<b>day</b> 39:19 96:2,4 99:10	<b>DG</b> 7:9 21:22 22:2,10,12,14 23:5
<b>correcting</b> 14:1 15:22 17:7, 18 18:10 30:21	<b>DC</b> 7:9 21:22 22:2 23:5 29:7	<b>diagram</b> 29:11
<b>correction</b> 6:13 7:18 26:21	<b>deal</b> 38:18 46:7 54:9	<b>dialogue</b> 10:6
<b>corrections</b> 23:4	<b>dealership</b> 15:18	<b>diligence</b> 19:13 95:7
<b>correctly</b> 14:4 96:13	<b>Decatur</b> 94:17	<b>diligent</b> 8:22
<b>corridor</b> 39:3 62:18 65:21	<b>decide</b> 39:13	<b>directed</b> 36:1
<b>Counsel</b> 62:8	<b>decision</b> 20:6	<b>disagree</b> 69:20 89:14
	<b>deep</b> 44:21 46:16	<b>disagreed</b> 89:9
	<b>defer</b> 62:7	
	<b>define</b> 36:9 39:13 40:18 41:20 42:13 43:7 45:22	

<b>disagreement</b> 67:13	<b>dwelling</b> 36:11,13 37:1 40:9, 21,22 42:2,6,9 43:10	<b>essential</b> 62:15 65:21
<b>disciplines</b> 96:9		<b>essentially</b> 14:1 16:13,17
<b>discuss</b> 9:22 10:21	<hr/> <b>E</b> <hr/>	<b>Euro</b> 94:1
<b>discussed</b> 9:18 27:2 39:12 40:14	<b>e-cigarette</b> 60:14 74:22	<b>evening</b> 9:8 11:15 12:17 13:2
<b>discussing</b> 44:20	<b>early</b> 60:1 90:14	<b>everyone's</b> 78:13
<b>discussion</b> 25:11 40:11,17 44:21 45:7 56:18 61:8 67:21 73:17 75:6 76:20 78:14 79:3 85:7 87:2	<b>easier</b> 71:7	<b>exact</b> 14:10 20:20 45:6
<b>discussions</b> 35:21 45:14 78:9 89:10	<b>easiest</b> 83:7	<b>examined</b> 59:12
<b>dispensing</b> 59:20 60:22 61:3 69:17 76:11,18	<b>east</b> 15:3	<b>Excellent</b> 51:4
<b>district</b> 14:13,15 15:9,22 18:8,15,17 23:3,6,8 26:22 28:14,20 30:5 38:14 39:1,3 44:17 53:21 65:15 78:12 83:10 84:3,4	<b>echo</b> 66:17 78:19 90:11	<b>exceptions</b> 14:5
<b>district's</b> 28:16	<b>economic</b> 48:21 92:18 94:13 95:20	<b>exclude</b> 18:16
<b>districts</b> 7:10,22 38:1 46:14 61:14	<b>Ed</b> 16:4 84:17	<b>excluded</b> 15:20 17:14 18:7
<b>document</b> 13:18	<b>edge</b> 29:21	<b>excuse</b> 73:10
<b>Domina</b> 5:12,13 20:2,4,13,22 25:18,19 33:22 34:1 57:1,2 58:9 66:3,9 74:14,15 75:11,12 76:14 77:17,18 79:7,8 87:20, 21 97:21	<b>effected</b> 13:22 14:8,10 17:22	<b>exhausted</b> 67:11
<b>door</b> 18:21 43:11	<b>efficiency</b> 82:9	<b>exhaustively</b> 11:13
<b>dot</b> 38:2,10 46:1,3,5,7,9 47:16 78:12	<b>efficient</b> 89:20	<b>existing</b> 14:21
<b>dots</b> 37:16 39:5,6,8,11 49:2	<b>effort</b> 19:9 49:5 93:5	<b>expanded</b> 84:13
<b>downtown</b> 15:14,21 16:2,8, 11,15,18 17:2,3,6,8,14,16,18 37:14 38:7 63:1 65:7,14	<b>elected</b> 49:14 52:12	<b>expend</b> 62:21
<b>draft</b> 28:7	<b>elevators</b> 43:11	<b>explain</b> 49:5
<b>draw</b> 64:16	<b>eliminated</b> 48:13	<b>explicit</b> 36:10
<b>drink</b> 64:5	<b>Elmore</b> 18:4	<b>explicitly</b> 51:10
<b>drinkers</b> 64:3	<b>email</b> 23:14	<b>extra</b> 60:11
<b>driveway</b> 83:2 84:13	<b>encompasses</b> 52:9	<b>eye</b> 43:4
<b>dropped</b> 96:9	<b>end</b> 30:2 38:22 39:19 62:21 83:1	<b>eyeballs</b> 19:14
<b>due</b> 95:7	<b>ended</b> 37:12 83:7	<hr/> <b>F</b> <hr/>
<b>duly</b> 99:4	<b>energy</b> 96:11 97:1	<b>facade</b> 94:5
	<b>entertain</b> 6:12 20:16,21 24:8 27:5 31:14 55:18 58:5 69:7 70:6,9 80:13 86:5,7 93:13 97:17	<b>face</b> 41:19 42:9
	<b>entire</b> 15:11,13 29:14 52:11 90:15	<b>Facebook</b> 12:2,3,6
	<b>entrance</b> 43:9	<b>facilities</b> 41:3,13,19 51:11 59:20 76:11,18
	<b>environment</b> 65:16	<b>facility</b> 60:22 69:17
	<b>error</b> 14:16 16:12,19 20:11,12	<b>fact</b> 96:14
	<b>errors</b> 7:8 9:21 12:19 13:7 23:5 26:21 31:6	<b>fair</b> 86:21
		<b>fairly</b> 80:5
		<b>fall</b> 66:22
		<b>family</b> 38:8 39:9 42:3,4 65:16 84:7,9 94:16



<b>fancy</b> 44:13	<b>follow</b> 28:10 67:19	<b>greatest</b> 61:11
<b>fast</b> 90:6	<b>forced</b> 71:3	<b>grocery</b> 95:9,10
<b>fault</b> 24:3	<b>forefront</b> 35:21	<b>group</b> 11:5 44:4,5 47:5 81:17
<b>favor</b> 6:22 8:7 24:14 27:10 32:4 34:19 55:8 58:12 62:1 70:14 72:11 80:20 85:20 98:1	<b>foregoing</b> 99:7	<b>grouped</b> 82:10
<b>February</b> 6:10,21 11:4	<b>forgot</b> 82:3	<b>guess</b> 31:13 54:18
<b>feel</b> 36:18 65:6 68:11	<b>form</b> 48:14	<b>guy</b> 12:8 94:13
<b>feeling</b> 71:3	<b>format</b> 82:5	<b>guys</b> 19:17 23:12 49:19 68:11 79:1 88:16,20,22 90:4 91:12
<b>feelings</b> 63:20 66:10	<b>forward</b> 9:5 42:14	<b>gym</b> 52:9
<b>feels</b> 6:12 64:3	<b>found</b> 36:7,21 37:18 82:20	
<b>feet</b> 42:18 43:1,2 45:2,4,5 46:16 95:10	<b>fourth</b> 13:11 43:22	<hr/> <b>H</b> <hr/>
<b>felt</b> 43:6 45:8	<b>fresh</b> 94:1	<b>half</b> 7:17 15:9 28:13,19 72:12 94:7
<b>Fiat</b> 15:17	<b>Friday</b> 90:14	<b>hall</b> 95:22
<b>figure</b> 28:12 61:21	<b>friendly</b> 56:3,11 86:18	<b>hand</b> 35:14
<b>figures</b> 18:1,9 26:19 28:1 32:16	<b>front</b> 38:2	<b>handle</b> 67:7
<b>filling</b> 94:14	<b>frontage</b> 41:15	<b>handled</b> 36:2
<b>final</b> 11:9 39:22 47:5 97:4	<b>frontages</b> 37:20	<b>happen</b> 47:3,4 49:15 72:9 95:7
<b>finally</b> 23:1 77:21 80:5	<b>fronts</b> 40:4	<b>happened</b> 7:15 49:16 94:12
<b>findings</b> 10:21	<b>fully</b> 32:19	<b>happy</b> 19:5 80:5 93:16 94:3 95:9 97:5
<b>fine</b> 68:12	<b>fund</b> 92:21	
<b>finish</b> 32:12 64:12	<b>future</b> 49:9,13 50:2 64:15	<b>hard</b> 19:17 80:4 94:14,19
<b>fire</b> 16:6	<hr/> <b>G</b> <hr/>	<b>hats</b> 97:5,11
<b>fitness</b> 41:2 52:11,15,20	<b>garage</b> 51:15	<b>headlight</b> 82:17
<b>fits</b> 15:19	<b>gateway</b> 38:22 39:2	<b>heads</b> 19:15
<b>five-foot</b> 83:9,13,15 84:7,9, 22 85:2 86:19	<b>gather</b> 10:15	<b>hear</b> 63:11
<b>five-yard</b> 83:22 84:17	<b>gave</b> 37:2 40:19 81:12 92:4	<b>heard</b> 28:3 49:4 71:6 95:7 96:4
<b>fix</b> 16:12	<b>general</b> 17:14,16,18 18:7,9 30:8,15 37:15 66:13 86:18	<b>hearing</b> 7:6 8:2,3,5,14,19 9:7 10:13 12:16 13:4 23:14,20 24:9,14,19 25:16 26:16 27:6, 16,19 31:12,15 32:2,5 34:6, 10,11,20 35:4 36:4,15 54:14, 17 55:4 56:21 57:21 58:5,6,8, 11,18 59:6,17 60:9 67:10 69:10 70:6,9,10,14,19 73:20 75:9 77:1 78:21 79:1,5 80:9, 14,21 81:14 85:12,14,20 86:3 95:4 99:7
<b>fixed</b> 14:18	<b>give</b> 20:19 25:9 29:14 45:2 70:2 72:2 93:15	<b>hearings</b> 50:22 54:20 88:20
<b>Flex</b> 16:11,16,18 17:2,3,7,8 18:14,17 19:1 30:9,10,11,14 37:15 38:18,21	<b>giving</b> 67:4	<b>held</b> 10:19 11:5
<b>floor</b> 36:11,13,14 37:1 38:16 39:11 40:13,14 41:9 42:9,16, 17 43:1,20,21,22 44:5 46:6,22 47:14 51:14,17	<b>glad</b> 12:1 93:4	
<b>floors</b> 48:1	<b>glare</b> 82:17	
	<b>glaring</b> 82:18	
	<b>goal</b> 48:21	
	<b>good</b> 13:2 48:17 71:12 90:17 91:16 94:11 95:17 97:1,13	
	<b>great</b> 91:14 94:14 96:3	

<b>helped</b> 43:16	<b>incredible</b> 89:1,2	<b>jump</b> 32:2
<b>highlight</b> 10:2	<b>individual</b> 9:1,6	<b>June</b> 10:15
<b>hinder</b> 63:7	<b>informed</b> 93:3	
<b>history</b> 10:6 37:3 52:10	<b>initially</b> 7:17	<hr/> <b>K</b> <hr/>
<b>hit</b> 95:5	<b>input</b> 89:22 91:21 93:9,10 98:4	<b>K-mart</b> 95:14
<b>hitch</b> 15:18	<b>inquired</b> 60:1	<b>KANKAKEE</b> 99:2
<b>homes</b> 84:7	<b>inside</b> 14:13 15:16,19	<b>Kappel</b> 5:18,19 26:2,3 33:16, 17 57:7,8 63:15,22 64:7 74:8, 9 75:17,18 77:11,12 79:13,14 87:14,15
<b>hookah</b> 59:19 60:3,14 61:9, 18 62:4 63:13 64:2,18 65:1,5, 6,12,18 66:4,6,8,9,15 68:7,17, 20 69:1,12 74:22 78:2,10	<b>instance</b> 51:13	<b>keeping</b> 61:13 66:14
<b>hope</b> 31:9,11	<b>instances</b> 14:16	<b>Ken</b> 6:17 24:13 33:5 63:11
<b>hoping</b> 97:3	<b>intending</b> 56:13	<b>kind</b> 7:16 14:22 15:19 17:6,12 20:17 27:1 37:2 43:20 52:6 62:11 63:4,5,20 68:13 71:14 78:20 89:6 90:22
<b>hundred</b> 53:1	<b>interest</b> 95:13	<b>KISLER</b> 12:7 13:1 27:21 44:11 53:18 59:9,15
<b>hybrid</b> 82:7	<b>interested</b> 8:16 35:5	<b>Kitchen</b> 18:3
<hr/> <b>I</b> <hr/>	<b>interpreting</b> 51:13	<b>Kroner</b> 5:20,21 6:15 21:5,8, 12,18,20 23:18 24:22 26:4,5 27:7 33:14,15 50:19 55:5 57:9,10 66:16,17 70:11 72:17, 20,21 73:2,6 74:6,7,18 75:19, 20 76:7 77:9,10,21 79:15,16 86:22 87:12,13 94:12
<b>idea</b> 61:11	<b>interrupt</b> 51:7	<b>kudos</b> 89:12
<b>ideas</b> 96:4	<b>interviews</b> 97:4	<hr/> <b>L</b> <hr/>
<b>identified</b> 37:20	<b>involved</b> 64:1	<b>label</b> 30:7
<b>ILLINOIS</b> 99:1	<b>issue</b> 35:20 37:3,13 45:13 63:10 78:14 82:1 86:6	<b>labels</b> 26:19 27:3 28:1 32:17
<b>image</b> 28:15 29:22 30:6,7	<b>issues</b> 11:1,2 97:14	<b>land</b> 20:8 58:3 59:18
<b>images</b> 17:17 28:21 30:4	<b>item</b> 7:5 8:15 21:1,16 26:15 27:6,17 28:3,13 31:15 32:12 34:5 35:6,7,18 41:20 50:14,19 51:3 55:2 56:19 57:20 59:4,7, 13 60:3 61:18 68:16 69:11 80:4,7 81:16 85:9,20	<b>landscape</b> 80:12 81:6 86:13
<b>imagine</b> 29:2	<b>items</b> 10:8 11:7 12:15,17 39:18 43:13 51:4 54:3,11 71:13	<b>language</b> 83:17
<b>implications</b> 20:5	<b>itty-bitty</b> 29:21	<b>lap</b> 89:6
<b>important</b> 36:9 43:7 67:17 96:10	<hr/> <b>J</b> <hr/>	<b>large</b> 95:10
<b>importantly</b> 40:8	<b>Janowski</b> 5:16,17 6:14 21:13 23:10 25:4,5,22 26:1 31:19 33:2,18,19 55:6 57:5,6 58:7 66:12,13 70:12 74:10,11 75:15,16 77:13,14 79:11,12 85:10 86:8,9,10,11,20 87:16, 17 91:6	<b>larger</b> 29:10
<b>impressed</b> 88:21 89:7,18	<b>job</b> 91:14	<b>lastly</b> 30:13
<b>include</b> 15:5 16:1 17:15 40:5, 9 41:1 56:3,4,11 61:9 69:1 84:13	<b>Joe's</b> 16:4	<b>laundry</b> 40:16 41:3,13,18 51:10
<b>included</b> 14:15 15:9 17:1 18:14,22 28:7,16,19 29:14	<b>John</b> 20:3 66:2	<b>learned</b> 89:11
<b>including</b> 11:18 15:11 26:20 29:2 32:17 47:10 55:22 86:14 90:15		
<b>incorrect</b> 17:10		
<b>incorrectly</b> 7:17 30:7		
<b>increase</b> 7:20 97:9		

<b>leasing</b> 40:16	<b>long</b> 13:8 80:5 90:1 92:17 93:5	67:15
<b>leave</b> 12:1	<b>longer</b> 7:21 13:17 97:8,10,11	<b>manager</b> 96:18
<b>leaving</b> 65:4	<b>longevity</b> 97:9	<b>map</b> 7:6 13:4 14:3,4 16:1,21 17:6 18:11 19:10,19 20:10 21:3,9 28:2 30:20 37:17
<b>left</b> 37:10 38:19 43:18 60:6 64:12	<b>looked</b> 12:10 31:5 36:20 40:10 82:13	<b>mapping</b> 20:11
<b>Legacy</b> 7:17 11:3 14:13,15 15:4,9 18:15 23:3,8 26:17 28:8 34:7 37:5,6,7,9,11,12 39:3 48:18 53:20 57:22 80:10 83:11 84:21 92:10	<b>loosened</b> 48:10	<b>maps</b> 17:2
<b>legal</b> 7:9,12,13,19 8:22 11:17 13:12,18,19,21 17:7 18:18 19:10,14,20 20:11 23:5,7 26:21 54:22 55:2 59:9,12	<b>Lori</b> 63:9	<b>March</b> 5:5 86:15 88:14 99:10
<b>legality</b> 62:8	<b>lot</b> 13:9 18:3,10 19:13,18 28:2 35:21,22 36:12 40:11,17 42:21 49:20 89:4,11 92:19 95:7 96:22	<b>marijuana</b> 59:20 60:22 61:2 69:16,17,19 71:14 76:10,18
<b>leisurely</b> 64:1,5	<b>lots</b> 95:11	<b>Mark</b> 56:2 65:3 78:7
<b>lengthy</b> 25:12 90:15	<b>lounge</b> 60:4,20 61:18,19 63:13,16 64:18 65:1 66:5 68:6,8,17,19 69:1,12 71:18 73:11,16 78:10	<b>match</b> 14:3 19:10
<b>letter</b> 45:17 50:11 73:9 74:20	<b>lounges</b> 61:9,12 78:2	<b>matches</b> 19:19
<b>letters</b> 11:18 12:21	<b>love</b> 83:4	<b>Matushek</b> 5:3,10 6:6,7,17,19 7:2,4 8:7,10,12,19 12:8 19:7 20:3,14 21:1,7,11,15,19 23:11,15,22 24:4,6,12,17,19 25:3,8,16 26:12,13 27:9,12, 14,19,22 31:1,18 32:1,7,9,21 33:3,5 34:2,3,14,16,22 35:2,8, 11,13,16 48:7 49:4 50:6,10 51:2,22 52:3,22 53:5,8,10,17 54:4,12,14 55:7,10,12 56:2, 15,17,21 57:17,18 58:10,14, 16,21 59:3,6,11 61:7,20 62:6, 10,13 63:9,16 64:6,10,18,20 65:3,8,20 66:2,7,11,16,19 67:2,20 68:15 69:10,21 70:3, 9,13,17,19 71:21 72:19 73:15, 20 74:16,17 75:4,9 76:5,6,13, 15 77:1,19,20 78:5,7,20 79:2, 5 80:1,2,17,20 81:2,4,10,12, 14 85:4,6,12,17,19 86:1,3,9, 17,21 87:1,4,22 88:1,4 89:17, 19 91:9,19 93:8,17,20 94:8,16 95:4,12 96:21 97:7,12,16,19, 22 98:3
<b>level</b> 35:19 36:2,8 37:13 39:14 40:2,3,8 41:8,14 42:7, 15,16,17 43:3,4,9,16,18 44:2, 6,7,16,20 45:20 46:1,14 48:3 49:1,16 52:11,12,13 55:17,21 56:5,7,8,10	<b>Lucas</b> 92:4	<b>means</b> 41:9,21 42:16
<b>License</b> 99:14	<hr/> <b>M</b> <hr/>	<b>meant</b> 37:16
<b>limitation</b> 64:15,22	<b>made</b> 24:21 34:17 37:4 44:16 45:5 48:20 93:22 94:2,21	<b>media</b> 12:2
<b>limited</b> 26:20 41:2 56:4	<b>mailboxes</b> 43:11	<b>medical</b> 59:19 60:21 61:2 69:16,19 71:14 76:10,16,17
<b>limiting</b> 43:21	<b>mailers</b> 9:3	<b>meeting</b> 5:6,7 6:10,21 19:8 21:17 28:9 78:17 91:5,16 92:6 94:20
<b>list</b> 21:10 56:10 60:15,22 68:18,20 69:1 73:12,16 75:1,5 76:11,18 78:3,11	<b>mailings</b> 9:1 11:19,20	<b>meetings</b> 9:16 60:10 61:8 71:2 81:18 92:14
<b>listed</b> 21:4	<b>maintain</b> 41:6 47:8	
<b>listening</b> 9:7 90:20	<b>major</b> 14:2 37:20	
<b>lists</b> 47:19	<b>majority</b> 28:21	
<b>live</b> 91:16 97:10,11	<b>make</b> 6:13 11:21 17:15 18:15 21:5,8 23:18 24:10,22 25:5 29:17 31:16,21 32:11,14 37:7, 21 38:14 41:10 43:14 46:19 49:6 50:1,8,20 51:9,13,19 53:3 55:14,17,19 67:17,18,22 68:1,2 69:4 71:18,19 72:5 73:2,4,6,7 74:18 76:7 77:21 82:15,18 83:12,15,17 84:15 86:5,11,17 93:16 96:15	
<b>living</b> 45:15 82:19	<b>makes</b> 20:17 48:17 58:7 61:9 62:14 68:14 72:15	
<b>lobbies</b> 48:2	<b>making</b> 8:22 14:3 17:4 24:7 25:6 36:22 43:2 52:14 65:12	
<b>lobby</b> 40:17 43:6 46:22 51:18 53:9 56:7		
<b>located</b> 40:3 41:5,14 42:3,5,6		
<b>location</b> 94:9		

<b>members</b> 7:1 8:9,14 24:16 27:11 32:6 34:21 35:4 55:9 58:13 70:16 81:1 85:13,22 98:2	<b>move</b> 9:5	<b>noted</b> 23:6 32:18 56:1 86:14
<b>mention</b> 54:19 82:2 95:1,2	<b>moved</b> 6:14,20 20:22 27:7,9 32:21 34:12,13 55:5 56:17 58:10 70:11,13 73:15 75:4 76:15 80:15,16,18 85:16,17 94:17 97:19,22	<b>notes</b> 99:8
<b>mentioned</b> 10:3 11:16 19:8 69:14 90:21 94:20	<b>moving</b> 62:1	<b>notice</b> 7:13 9:1 54:20,22 55:2 59:10,13 81:16,17
<b>mere</b> 44:2	<b>Moylan</b> 5:22 6:1,16,18 8:6 24:10,12 26:6,7 27:8 33:12,13 34:12,15,16 55:19 56:14 57:11,12 65:4 73:14 74:4,5 75:21,22 77:7,8 78:6 79:17,18 87:10,11 94:20	<b>noticed</b> 91:9
<b>message</b> 65:17	<b>multi-family</b> 38:9,11 39:9 42:4 47:21,22 84:8	<b>notices</b> 11:17
<b>met</b> 11:19	<b>multiple</b> 73:4	<b>notified</b> 12:4
<b>Michael</b> 35:9		<b>November</b> 10:19
<b>middle</b> 10:20 29:12		<b>number</b> 14:20 16:22 17:11, 20,21 18:2 22:1,3,5,7,9,11,13, 15,17,19,21 23:1,2 27:6,22 28:3,13 31:15 32:12 34:5 35:18 45:14,16 57:20 59:7,13, 16 79:6 80:7 81:16 84:5 85:20
<b>Midwest</b> 14:21		<b>numbers</b> 20:18 21:14,21 30:13
<b>Mike</b> 35:13 52:3,5 69:10 72:21 81:8 90:10 91:19		
<b>mine</b> 24:4 64:2 96:6	<b>N</b>	<b>O</b>
<b>minute</b> 9:16	<b>nature</b> 46:21	<b>Oak</b> 13:16 15:3 39:2 52:10 65:21
<b>minutes</b> 6:9,20 25:9	<b>necessarily</b> 38:2 39:21 61:11	<b>oath</b> 99:5
<b>minutia</b> 90:5	<b>needed</b> 36:22	<b>objectors</b> 35:5
<b>misinterpretation</b> 50:2	<b>needing</b> 14:18	<b>obvious</b> 42:12
<b>mispronounced</b> 91:7	<b>negative</b> 46:4	<b>occupancy</b> 96:17
<b>mispronouncing</b> 91:8	<b>Neighbor</b> 18:7	<b>occurred</b> 37:22
<b>missing</b> 12:3	<b>Neighborhood</b> 18:9,14,17, 22 30:8,9,11,14,15 37:14,15 38:18,21	<b>odd</b> 14:22
<b>mistake</b> 78:16	<b>neighbors</b> 19:2	<b>Odyssey</b> 10:14
<b>mistakenly</b> 17:1,14 18:7,14	<b>news</b> 94:11 97:13	<b>office</b> 20:7 40:5,16 41:22 96:5
<b>mistakes</b> 7:19	<b>Newspapers</b> 12:12	<b>offices</b> 41:3 95:21
<b>mixed</b> 38:9 40:12 41:5 42:4,5, 10 47:22 48:1	<b>NF</b> 7:9 22:18,20,22 23:3,6	<b>official</b> 97:3
<b>moment</b> 10:2	<b>NG</b> 7:9 22:16 23:6	<b>officials</b> 49:14
<b>motion</b> 6:12 7:4 8:3,5,12 20:16,17,21 21:5,8 23:19 24:7,8,10,12,13,21 25:6,7,12 26:13 27:5,14 31:14,17,21 32:9,11,14 34:3,11,18 35:2 39:18 55:3,12,14,18,19 57:17 58:5,8,16 66:21 67:15,17,19 68:1,2,14 69:5 70:6,10,19 71:4,9,18,19 72:5,15 73:8 74:17,18 76:6,7,21 77:2,20,22 79:6 80:2,14 81:4 85:14 86:3, 5,11 87:2,5 88:1 93:14 97:17, 18 98:3	<b>nice</b> 94:4	<b>older</b> 89:20
<b>motions</b> 72:18,20 73:3,5	<b>nodding</b> 63:12	<b>omit</b> 68:19
	<b>non-commercial</b> 83:18	<b>one's</b> 53:2 67:7
	<b>non-legacy</b> 83:10,12 84:16 85:1	<b>open</b> 8:3,5 27:5 34:11 58:6,8, 11 80:14
	<b>noncommercial</b> 83:14	<b>opening</b> 24:1 34:19 80:21
	<b>north</b> 16:4 38:22	<b>opinion</b> 89:2
	<b>note</b> 45:19 54:22 81:15 88:10	<b>opportunities</b> 83:20
		<b>opportunity</b> 72:3,11 84:1

<b>oppose</b> 69:16	<b>passion</b> 92:14	<b>placing</b> 64:22
<b>opposed</b> 7:2 8:10 24:17 27:12 32:7 34:22 55:10 58:14 70:17 81:2 86:1	<b>past</b> 49:16 54:11 61:7 65:2 71:1 85:7	<b>plain</b> 49:10
<b>optics</b> 54:6	<b>patience</b> 93:2	<b>plan</b> 5:6 10:3 15:4,6 28:8 37:6,9,11,21 38:19 43:19 48:18,19,21 60:8 89:5 92:17 93:6
<b>orange</b> 14:17 49:3	<b>Patrick</b> 96:5	<b>plane</b> 42:18
<b>order</b> 6:8 55:4 59:14 85:15 96:22	<b>Paula</b> 13:1,3 48:15 49:5 53:8 70:20 88:4 90:21 93:1 95:13	<b>planning</b> 95:21
<b>ordinance</b> 26:18 34:8 45:11 58:1 80:11 88:13	<b>Paus</b> 35:7,9,10 52:5,19 53:1, 7,9,12,16,22 58:20 69:11 70:2 73:1 78:19,22 81:9,11,13 82:4,6,11 90:10 92:4	<b>Plaza</b> 18:4
<b>ordinances</b> 88:11,12	<b>pension</b> 92:21	<b>pledge</b> 5:8,9
<b>original</b> 13:21 15:21 43:19 48:14 82:14	<b>people</b> 7:11 19:13 63:12 64:4 69:4 71:6 72:2 89:13 92:16 97:6	<b>podium</b> 92:4,5
<b>originally</b> 9:13 15:6 16:8 82:13	<b>people's</b> 7:16	<b>point</b> 27:4 36:19 44:19 45:16 48:9 54:16 63:4 69:5 70:20 71:12 72:8,15 75:7 81:20 82:14 93:14 97:12
<b>outlined</b> 15:4 38:5	<b>percent</b> 53:2	<b>pointed</b> 48:16 49:2 82:6
<b>outstanding</b> 89:10	<b>permit</b> 96:16	<b>pointer</b> 45:20
<b>owned</b> 16:9	<b>permits</b> 40:6	<b>pointing</b> 72:9
<b>owners</b> 7:14 9:2	<b>permitted</b> 40:6 41:22 47:19, 21 48:2 58:2 59:17 68:4 73:10 74:20 76:9 78:1	<b>portions</b> 71:4,5
<b>ownership</b> 16:13	<b>person</b> 16:9 43:11 67:15 97:4	<b>position</b> 69:19
<b>owns</b> 16:9	<b>personal</b> 62:13	<b>positive</b> 46:4
<hr/> <b>P</b> <hr/>		
<b>P-a-u-s</b> 35:10	<b>personally</b> 64:2 65:6 66:3	<b>possibility</b> 62:2
<b>packet</b> 21:2 28:9 67:3 90:15	<b>persons</b> 35:5	<b>posting</b> 90:13
<b>packets</b> 6:11	<b>Pete</b> 25:4	<b>potential</b> 64:16
<b>pages</b> 29:4	<b>Peter's</b> 24:6	<b>potentially</b> 64:4
<b>pain</b> 90:22	<b>Phelps</b> 99:4,14	<b>power</b> 36:19
<b>papers</b> 95:5	<b>phone</b> 11:22	<b>precise</b> 19:16 49:6
<b>parcel</b> 14:22 15:8,11,13,15, 19 28:16,19,21 29:2,4,5,12,14 30:4 84:18,19	<b>phrased</b> 72:16	<b>predominantly</b> 36:7
<b>parcels</b> 14:17,18 29:9 94:15	<b>physically</b> 95:21	<b>preface</b> 9:6
<b>Park</b> 5:6 13:16 15:3 26:18 34:8 39:2 52:10 58:1 65:22 69:18 80:11	<b>picked</b> 51:14	<b>prefer</b> 64:5
<b>parking</b> 18:3 40:16 41:4 47:1 51:11,15 82:15,22 83:20 84:2	<b>piece</b> 15:19 16:1,3,8 38:6 83:11 84:16 85:1	<b>preference</b> 62:5
<b>part</b> 16:17 18:17 28:8 39:18 49:5 54:21 64:3 85:8	<b>pieces</b> 7:16	<b>preferred</b> 64:1
<b>passed</b> 7:18	<b>piggyback</b> 52:6	<b>prepare</b> 88:10,13 93:18
	<b>PIN</b> 20:18 21:13,20,21 22:1,3, 5,7,9,11,13,15,17,19,21 23:2	<b>present</b> 92:5
	<b>places</b> 65:19	<b>presentation</b> 9:5 19:4 35:17 59:7 81:21,22
		<b>presented</b> 32:19 50:16
		<b>presently</b> 31:9
		<b>pretty</b> 11:12 14:4 30:19 36:21 43:4 61:5 95:9

<b>previous</b> 71:2	57:21 58:4,6,8,11,17 59:17	<b>recommend</b> 21:2,9 32:14
<b>primarily</b> 37:13	60:9 67:10 69:8,22 70:6,10,14	55:14,20 68:3 73:8 74:19 76:8
<b>principal</b> 44:14 60:4,15 68:7	78:21,22 80:8,14,21 81:5,15,	77:22 86:11 88:4
73:12 75:1 78:3,10	17 85:13,14,20 88:8 90:9 94:2	<b>recommendation</b> 19:20
<b>principals</b> 37:8	<b>purple</b> 14:18	60:9 69:3 86:6
<b>private</b> 53:20	<b>purpose</b> 8:1	<b>recommendations</b> 11:9
<b>problem</b> 25:6 53:5	<b>purposeful</b> 37:19 39:11	<b>recommended</b> 12:17 67:18
<b>proceed</b> 35:17 59:6	<b>put</b> 12:5 41:16 47:1 64:22	78:8
<b>proceedings</b> 99:6	67:12 69:15 89:6,8	<b>recommending</b> 63:13
<b>process</b> 60:12 80:5 88:17	<b>putting</b> 91:12	<b>record</b> 34:18 35:9 52:5 54:21
89:15 90:1	<hr/> <b>Q</b> <hr/>	59:1,9,11 69:15 90:17
<b>product</b> 38:8,9,10 39:22	<b>quarter</b> 13:11	<b>recreational</b> 41:2 53:18,19
<b>products</b> 60:15,19 75:1	<b>question</b> 9:3 20:2 90:4	<b>red</b> 29:8 37:16 38:2,10 39:5,6,
<b>professional</b> 93:2	<b>questions</b> 19:4 30:22 35:22	8 46:1,3,5,7,8 47:16 49:1
<b>prohibit</b> 60:17	48:6 50:8 51:22	59:22 60:6 78:12 83:5
<b>prohibited</b> 42:1 58:3 59:18	<b>quick</b> 88:10	<b>reference</b> 30:17
60:16 61:1 62:1,4 63:14 64:14	<b>quickly</b> 14:8 39:16	<b>references</b> 50:12
65:1,5,13 66:8,9 68:5,8 69:2,	<b>quorum</b> 6:7	<b>referencing</b> 50:15
17 73:11 74:21 75:2,6 76:10,	<b>quotes</b> 68:18	<b>reflected</b> 29:17 37:8
11,19 78:2,3,11	<hr/> <b>R</b> <hr/>	<b>reflects</b> 30:10
<b>prohibiting</b> 66:15 69:22	<b>R-4</b> 17:9 18:19 19:1 22:4,6,8,	<b>reformatted</b> 30:16
<b>project</b> 96:11	18,20,22 23:3	<b>regular</b> 6:10,21
<b>promised</b> 96:19	<b>R-5</b> 22:10,12,14	<b>regulate</b> 36:8
<b>promote</b> 62:17	<b>range</b> 92:17 93:6	<b>related</b> 11:2 26:18 28:1 30:4
<b>proper</b> 7:13 8:22 54:19 55:2	<b>rationale</b> 62:22	32:15 34:9 55:21 58:2 68:4
81:15	<b>re-development</b> 63:2,7	73:9 74:20 76:9 78:1 80:11
<b>properties</b> 7:7 13:22 14:7,10,	<b>re-emphasizing</b> 42:8	84:11 86:13
11 17:13,16 18:22 21:15	<b>reaching</b> 80:7	<b>relates</b> 59:18 80:9
30:11 38:1 39:7,8 47:15	<b>read</b> 19:13 21:13,18 44:15	<b>remained</b> 15:10
<b>property</b> 7:14,16,20 9:2 13:8,	47:10 53:13 68:19	<b>remind</b> 69:22
14,18 14:20 16:7,10,11,14,16,	<b>reading</b> 51:12 88:22	<b>reorganized</b> 95:18
21,22 18:13,20 19:5 20:4	<b>readings</b> 88:14,15	<b>repeat</b> 24:7,22
22:1,3,5,7,9,11,13,15,17,19,	<b>ready</b> 5:3 67:9	<b>report</b> 23:7 27:20 32:18,20
21 23:1 28:12 38:6,11 83:11,	<b>real</b> 39:16 41:18 93:3 97:5	50:5,12 56:1 86:14,16
12 84:16 85:2 94:22	<b>reason</b> 48:12	<b>reported</b> 99:6
<b>proposed</b> 15:12 23:4 49:12	<b>receive</b> 60:9	<b>reporter</b> 99:5
59:21 66:7 73:9	<b>recently</b> 11:4	<b>reports</b> 88:8
<b>provide</b> 10:16 83:19		<b>request</b> 47:7
<b>public</b> 7:6 8:1,3,5,13 9:7		<b>require</b> 49:1,12
10:13 12:16 13:4 16:5 23:14,		<b>required</b> 11:17 83:22 84:19
20 24:8,14,19 26:16 27:6,16		
31:13,14 32:2,5 34:6,10,11,20		
35:3,4 36:4,15 40:4 50:21		
53:20 54:7,15,16,20 55:3		

<b>requirement</b> 44:6 45:4 56:8	<b>right-hand</b> 45:19 51:2	<b>semicolon</b> 32:17
<b>requirements</b> 48:11	<b>right-of-way</b> 40:4	<b>sending</b> 9:1 65:17
<b>requires</b> 60:10 86:18	<b>rightly</b> 11:21	<b>sense</b> 48:17,20 61:9 62:14
<b>reread</b> 23:18	<b>robust</b> 63:3	<b>sentiment</b> 66:17
<b>rescinded</b> 9:12,15,20 10:12	<b>role</b> 87:5	<b>separate</b> 24:1 50:14 58:4 62:9 66:21 71:8,22 88:11 91:2 95:21 96:8
<b>research</b> 10:21	<b>roll</b> 5:11 19:14 25:17 33:7 56:22 73:21 75:10 77:2 79:6	<b>separately</b> 71:10,20 88:13
<b>residences</b> 40:13	<b>room</b> 54:1 82:19	<b>separating</b> 66:8
<b>residential</b> 38:12 40:11,20, 21 41:1,6,12 42:2 43:6,8,10 44:8 46:6,9,19,20 47:7,12,13, 14,20 48:2 51:5 56:6,7,9 84:5	<b>row</b> 64:10	<b>sequence</b> 9:16
<b>residents</b> 52:18 53:11 95:8	<b>rowing</b> 89:13	<b>serve</b> 92:9
<b>residents'</b> 10:15	<b>royalties</b> 92:7	<b>service</b> 40:5 41:21 92:21
<b>resolution</b> 92:15	<hr/> <b>S</b> <hr/>	<b>sessions</b> 49:21
<b>RESPONSE</b> 7:3 8:11,18 24:18 25:15 27:13,18 32:8 35:1,12 52:2 55:11 56:20 58:15 59:5 69:9 70:8,18 73:19 75:8 76:22 79:4 81:3 86:2 87:3 97:15	<b>safety</b> 16:5	<b>set</b> 32:19
<b>responsibilities</b> 92:17	<b>sale</b> 76:16	<b>shape</b> 15:5
<b>rest</b> 19:2 88:5 93:6	<b>sales</b> 60:5,13 68:22 74:21	<b>shaped</b> 14:22
<b>restaurant</b> 16:4 61:13	<b>sales/rental</b> 41:3	<b>share</b> 93:5
<b>restaurants</b> 65:15	<b>sample</b> 9:2	<b>shared</b> 83:20
<b>result</b> 23:4	<b>satisfied</b> 45:3	<b>Shaw</b> 6:2,3 8:5 24:5,11 25:3 26:8,9 33:1,10,11 47:17 48:4 50:4,7,11,20 51:1,4,9,19 52:7 54:2 57:13,14 60:1 61:17,21 62:7,11,21 65:11 66:20 72:8, 14 74:2,3 75:3 76:1,2 77:5,6 79:19,20 80:16,18 85:18 87:8, 9 97:18
<b>results</b> 93:5	<b>satisfies</b> 41:17	<b>shop</b> 60:18
<b>retail</b> 40:5 41:21 60:4,13 68:22 74:21 94:7	<b>scenario</b> 17:5,17,20	<b>shopping</b> 18:6
<b>revert</b> 19:1	<b>School</b> 10:20	<b>short</b> 61:19
<b>reverted</b> 18:19 48:14	<b>science</b> 45:6	<b>shorthand</b> 99:6,8
<b>review</b> 9:14 10:6,16 47:4	<b>screen</b> 15:13 82:17	<b>shortly</b> 9:22
<b>reviewed</b> 36:5,12 54:22	<b>screening</b> 82:15	<b>show</b> 9:16 15:1 17:8,17 29:10 46:2
<b>reviewing</b> 96:11	<b>scrivener's</b> 7:8 9:21 12:18 13:7 23:4 26:21 31:6	<b>showed</b> 28:12
<b>revised</b> 23:7	<b>seconded</b> 24:13 25:1,8 27:9 33:4 56:18 58:11 70:13 73:16 75:5 76:15 78:7 80:18,20 85:19 97:22	<b>shown</b> 17:3,6
<b>reword</b> 71:9	<b>Seconding</b> 25:7	<b>shows</b> 16:2 18:11 19:11 44:11 50:11
<b>rezoned</b> 21:21 22:2,4,6,8,10, 12,14,16,18,20,22 23:2 29:7	<b>Secretary</b> 5:11 25:16 33:6 56:21 73:20 75:9 77:1 79:5 87:4	<b>side</b> 64:11,12 72:10
<b>rezoning</b> 13:14 14:2 16:14,20	<b>section</b> 13:11 26:17 30:10,16 34:7 39:20 40:7 57:22 80:10	<b>sidebar</b> 82:3
<b>rezonings</b> 7:7 13:5,6 21:11, 12	<b>segway</b> 31:5	<b>sidewalk</b> 42:19
	<b>selling</b> 45:4 60:19	

<b>signed</b> 99:9	<b>special</b> 40:6 41:22 47:3,7,20 51:16 52:16,18 53:19 56:10 58:2 59:17 60:5,7 61:10 62:3 63:17 64:8 65:5 66:15 68:4,7, 18,20 69:13 73:10,11,12,17 74:20 76:9 78:2	<b>station</b> 16:6
<b>signify</b> 6:22 8:7 24:14 27:10 32:5 34:20 55:8 58:12 70:14 80:21 85:21 98:1	<b>specific</b> 14:12	<b>stay</b> 97:8
<b>similar</b> 18:9 71:13 94:8	<b>specifically</b> 37:16 39:4 59:18	<b>Stephanie</b> 12:11,21 43:15 59:12 83:4 93:2 96:3
<b>simple</b> 25:13	<b>spend</b> 96:10	<b>stepping</b> 85:13
<b>simplest</b> 83:7	<b>split</b> 7:16 62:3 91:1	<b>sticky</b> 93:3
<b>simply</b> 7:18	<b>splitting</b> 90:20	<b>stigmatizes</b> 69:18
<b>single</b> 38:8 39:9 42:3,4 82:8 84:7,8	<b>sport</b> 91:17	<b>store</b> 60:18 94:6 95:10
<b>sir</b> 21:6	<b>square</b> 82:21 95:10	<b>straight</b> 19:18 20:20
<b>sitting</b> 88:19 89:7	<b>squares</b> 45:21 83:5	<b>strange</b> 29:3
<b>situation</b> 93:4	<b>SS</b> 99:1	<b>street</b> 15:17 34:9 35:19 36:2, 8 37:13 39:2,14 40:1,3,8 41:8, 14,19 42:7,9,15,16 43:3,5,9, 18 44:2,6,7,16,20 45:20 46:1, 14 48:3 52:11,13 55:16,21 56:5,6,8,9 94:21 96:5
<b>size</b> 53:19	<b>staff</b> 8:21 9:5,14 10:5,16 11:13 19:3,12,15 23:7 27:20 32:18,19,20 35:17 49:5,20 50:5,12 56:1 59:7 67:18 78:8 81:16,21,22 86:14,15 88:8 89:1 90:3,13 93:6	<b>structure</b> 39:10 41:6 42:5,6, 17 48:2
<b>sleep</b> 88:5	<b>stage</b> 63:2,7	<b>structures</b> 47:21 48:1
<b>slide</b> 44:11	<b>stairs</b> 43:10	<b>stuff</b> 42:12
<b>sliver</b> 16:15 29:7	<b>stance</b> 63:4	<b>stumbling</b> 76:17 84:17
<b>small</b> 16:3,7 18:2 29:6 44:14	<b>stand</b> 5:8 8:16 62:11 81:7	<b>subdivided</b> 94:6
<b>smaller</b> 16:22 29:8	<b>standard</b> 30:19	<b>subdivision</b> 13:10
<b>SMITH</b> 92:2,7,12	<b>standards</b> 61:2	<b>subordinate</b> 40:20
<b>smoke</b> 64:6,7	<b>standpoint</b> 62:14	<b>subsequent</b> 10:11,17
<b>smoker</b> 66:3	<b>Stanton</b> 6:4,5 26:10,11 31:16,20 32:11,13 33:8,9 34:13,17 56:16 57:15,16 62:20 65:9,11 66:1 73:22 74:1 76:3,4 77:3,4 79:21,22 80:15, 18,19 85:11,16 87:6,7 95:13	<b>substance</b> 49:11
<b>smoking</b> 64:1	<b>start</b> 12:18,21 13:3 19:9 65:8 72:17,20 96:8	<b>subtrailer</b> 15:18
<b>smooth</b> 54:6	<b>started</b> 84:12	<b>successful</b> 95:6
<b>social</b> 12:2,8	<b>starting</b> 97:5	<b>Suffice</b> 12:13
<b>somebody's</b> 82:18	<b>state</b> 20:18 99:1	<b>suggest</b> 68:15
<b>sort</b> 10:5 18:3 46:9 49:17 82:7 84:11,12	<b>stated</b> 27:22 65:2	<b>suggested</b> 11:21
<b>sounded</b> 32:10	<b>Statement</b> 46:17	<b>suggests</b> 72:6
<b>sounds</b> 96:22	<b>stating</b> 66:10	<b>sum</b> 49:11
<b>south</b> 15:2		<b>summarize</b> 48:8
<b>southern</b> 39:1,2		<b>summarized</b> 49:17
<b>Southtown</b> 11:17		<b>superseding</b> 23:19
<b>space</b> 40:3,5 41:2,8,11,12 43:3		<b>supportive</b> 71:7
<b>spaces</b> 56:8		<b>surface</b> 42:18
<b>speak</b> 8:15 27:17 46:3 81:6 85:13		<b>surrounding</b> 64:17
<b>speaking</b> 8:17 91:17		



<b>swear</b> 8:16,20 27:17 81:7	96:9	
<b>sworn</b> 35:15 58:22 59:2 99:4	<b>thinking</b> 63:22 71:7	<b>U</b>
<b>T</b>	<b>thoroughness</b> 90:12	<b>umbrella</b> 96:14
<b>table</b> 24:6 40:7 43:17 50:12, 15,16,18 60:16 73:13 75:2 76:12 78:4	<b>thought</b> 12:19 50:1 53:22 89:9 92:7	<b>understand</b> 9:10 48:3,12 71:21
<b>tabled</b> 24:21	<b>thoughts</b> 64:9	<b>understanding</b> 38:17 51:1
<b>tables</b> 41:22	<b>thriving</b> 63:3	<b>understood</b> 37:4
<b>takes</b> 43:12 44:9 45:16,18 46:10 96:5	<b>ties</b> 45:4	<b>unfair</b> 64:4
<b>taking</b> 94:1	<b>time</b> 5:4 19:22 20:20 25:5 48:9 55:13 67:12 73:6 80:13 86:4 89:21 90:9 95:3 96:11 97:16	<b>Union</b> 82:21
<b>talk</b> 9:8 12:1 46:14 50:17 51:10 60:2 70:22	<b>times</b> 42:21 54:8	<b>unison</b> 7:1 8:9 24:16 27:11 32:6 34:21 55:9 58:13 70:16 81:1 85:22 98:2
<b>talked</b> 16:22 29:7 42:20 46:18,21 54:8	<b>Tinley</b> 5:6 13:9 26:18 34:8 52:10 58:1 65:18,19 69:18 80:11	<b>unit</b> 94:7
<b>talking</b> 55:16 62:15 65:20	<b>tired</b> 81:22	<b>units</b> 36:11,13,14 37:1 40:9, 21,22 42:3,6,9
<b>talks</b> 46:17	<b>tobacco</b> 59:19 60:14,18 74:22	<b>unnecessary</b> 64:14
<b>tax</b> 20:4	<b>today</b> 9:9 11:10,12 58:19 93:22 94:3	<b>update</b> 28:17
<b>team</b> 95:17	<b>told</b> 38:20 45:10	<b>updating</b> 26:19,20 28:1 32:16
<b>technical</b> 16:20	<b>tonight</b> 11:19 12:2 13:22 26:15 28:3 59:16 67:22 71:6 91:20	<b>upper</b> 48:1
<b>technically</b> 7:7 16:14	<b>top</b> 15:1 40:14	<b>V</b>
<b>tells</b> 38:5	<b>topic</b> 26:19 32:16 34:9 55:16, 21 58:2 59:14 61:16 68:4 73:10 74:20 76:9 78:1 80:11 81:6 82:10 86:13	<b>vacant</b> 94:15
<b>temporarily</b> 24:6,21	<b>topics</b> 10:1	<b>vape</b> 60:18
<b>ten</b> 22:17	<b>totally</b> 38:11 39:9 47:13,22	<b>vapor</b> 60:15 75:1
<b>terms</b> 13:12 43:16 82:5	<b>townhome</b> 83:1	<b>vehemently</b> 69:19
<b>Terrace</b> 13:10	<b>transcript</b> 90:16 99:8	<b>vett</b> 9:17 11:13
<b>test</b> 45:11	<b>true</b> 70:2 99:8	<b>vetting</b> 60:11
<b>testify</b> 27:16 35:6,7 52:4 58:19 59:4	<b>tweet</b> 12:13	<b>video</b> 54:7
<b>text</b> 9:11,15,20 10:7 14:3 26:16 32:15 34:7 55:15,20 57:22 68:3 73:9 74:19 76:8 77:22 80:9 86:12	<b>type</b> 59:19	<b>view</b> 29:15
<b>texted</b> 68:21	<b>types</b> 63:6	<b>village</b> 5:6 9:5 10:9 12:7 19:21 21:3,9 26:17 32:15 34:8 35:17 47:5 48:13 49:15 55:15, 20 56:12 58:1 59:7 60:10 61:1 63:18 68:3 70:1 73:8 74:19 76:8 77:22 80:10 81:21,22 86:6,12 92:15,20 95:22 96:18 97:1
<b>thankless</b> 19:18	<b>typo</b> 13:7 17:19,22 18:11 30:12	<b>villages</b> 96:8
<b>thing</b> 25:13 29:16,18,22 43:14 44:12 46:10,12 51:17 52:13,14 53:13 72:4 84:12 92:3	<b>typos</b> 13:20 14:1,19 30:22 31:6	<b>visibility</b> 94:10
<b>things</b> 19:18 40:15,18 61:14		

**vision** 37:8 38:20  
**visual** 16:20 19:19  
**voicemail** 12:1  
**vote** 23:13 32:1 67:5,12,13,16  
71:10 72:3,4,11  
**voting** 68:11 71:3

---

**W**

---

**Wait** 31:22  
**wake** 65:10  
**WALLRICH** 9:6 12:5,10,13  
20:6 35:19 44:13 47:18 48:5  
49:3 50:17,21 51:8,16 52:17,  
21 53:15 54:5,13 67:4 70:21  
72:2,13 82:2,12 85:5 88:2  
92:11 93:15,18,21 94:13,18  
95:1,5,15 97:2,10  
**wanted** 11:8,20 29:10 30:17  
37:7,15,21 38:13 43:14 47:1  
50:8,13 51:19 52:3,6 70:21  
71:9 72:2,5 82:3 83:2,14,17,  
19 84:9,15 90:13,18 91:1,5,11  
**watched** 91:4,10  
**ways** 67:6 71:3  
**website** 12:2,7  
**week** 97:4  
**weigh** 61:15 64:11  
**weighed** 54:10  
**west** 16:4,10  
**whatnot** 7:12  
**whichever** 62:4  
**wide** 86:19  
**wiggle** 49:8 53:2 54:1  
**wishes** 31:13 81:6 96:15  
**wondering** 45:13  
**Woodman's** 95:2  
**word** 12:14  
**words** 45:2  
**work** 19:17,18 65:9 80:4  
88:22 89:8 93:11  
**worked** 10:5

**working** 82:21 94:4,6,14,18  
96:7  
**works** 16:16 94:2  
**workshop** 10:20 11:5,7 60:8  
**workshops** 48:8 85:7  
**write** 68:9 83:3  
**written** 6:21 20:19 44:17  
68:22 71:16 82:14

---

**X**

---

**XII** 26:17 34:7 57:22 80:10

---

**Y**

---

**Yea** 25:19,21 26:1,3 33:9,21  
34:3 57:2,4,18 74:17 75:12,  
14,16 76:4,6 77:20 79:8,22  
87:7,9,19,21 88:1  
**year** 54:11 88:20  
**yellow** 39:15

---

**Z**

---

**zoned** 7:21 15:14 16:8,11,18  
17:9 28:13  
**zoning** 7:10,22 15:7,12,21  
18:8 20:9 23:6,8 26:18 34:8  
58:1 80:11



**Project Planner**

Stephanie Kisler, AICP  
Planner I

## PLAN COMMISSION STAFF REPORT

March 16, 2017

### Text Amendments to the Zoning Ordinance: Sign Regulations



#### WORKSHOP MEMO

Staff has been continuing to draft revisions to Section IX (Sign Regulations) of the Zoning Ordinance. During the last month, the Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations. Staff has incorporated regulations from the existing Section IX, the Plan Commission's comments, and various recommendations based on relevant case law.

The majority of the changes since the last draft consist of removing references based on the content of the signs. Staff has found recommendations that suggest that the signage must be regulated without having to see the copy on the sign. Thus, if you need to read the sign to know how large it is allowed to be, it may not be legal.

Staff hopes to continue discussions about the Sign Regulations with the Plan Commission during the Public Hearing. Two working drafts of the Sign Regulations are included in the meeting packet – one being the latest draft that incorporates the new legal recommendations and the other being similar to the last draft presented to the Plan Commission. Ultimately, Staff will combine the two drafts into one final version for consideration by the Plan Commission.



Patrick G. Connelly  
[pconnelly@pjmlaw.com](mailto:pconnelly@pjmlaw.com)

## MEMORANDUM

To: Village of Tinley Park—Plan Commission  
From: PJM  
Date: March 10, 2017  
Re: Sign Ordinance Amendments

---

On March 16, 2017, the Plan Commission is scheduled to conduct a public hearing regarding amendments to the Village Sign Code. In addition to some of the practical changes staff is proposing, it is also prudent at this time to remove content bias from the ordinance. A June 2015 US Supreme Court decision, *Reed v. Town of Gilbert*, established that sign codes cannot make distinctions based on the message of speech. It has been widely recommended nationwide that municipalities review their sign codes carefully, to ensure content neutrality.

We have begun this process with our Code, and are proposing changes which we believe will strengthen the legality of the Ordinance, particularly with changes to the former exempt signs category. I look forward to working with the Commission on this process which is likely to take multiple meetings.

Should you have any questions or concerns, please feel free to contact me.

Very truly yours,

PETERSON, JOHNSON & MURRAY

/s/ Patrick G. Connelly

**VILLAGE OF TINLEY PARK, ILLINOIS  
SIGN REGULATIONS****PURPOSE & INTENT**

Need to choose which statements to keep in this Section.

**Adapted from Section IX:**

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary for both residential and non-residential properties. Therefore, the purpose of this Section is to establish minimum standards for the display of signs of all types. Also, the standards contained in this Section are intended to reduce distractions which may increase traffic accidents, eliminate hazards caused by signs overhanging or projecting over public rights-of-way, relieve traffic congestion, and encourage a more attractive environment in which to live and do business. *The Village does not intend to regulate content of signs.*

**Adapted from Section XII (Legacy Code Sign Regulations):**

The purpose of these regulations is to:

1. Authorize the use of signs that are compatible with their surroundings, expressive of the identity of the individual proprietors, and 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 Village by promoting the reasonable, orderly, and effective display of signs;
4. Preserve the aesthetic value of the Village;
5. Protect the general public from damage and injury that may be caused by faulty, uncontrolled construction or use of signs; and
6. Protect pedestrians and motorists from damage and injury caused by distractions, obstructions, or hazards created by signs.

**International Municipal Lawyers Association (IMLA):**

Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic development. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This article must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this article which can be given effect without the invalid provision.

A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests.

These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the Village. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by this State, the federal government or this Village. The inclusion of “government” in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation.

No Discrimination Against Non-Commercial Signs or Speech: The owner of any sign which is otherwise allowed under this Section may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a parcel or allow the substitution of an off-site commercial message in place of an on-site commercial message.

**EXEMPTIONS FROM PERMIT REQUIREMENT**

Signs meeting the criteria below are exempt from the requirement to obtain a permit through the Village’s Building Department.

- One (1) non-illuminated temporary sign no larger than four (4) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4’) in height may be attached to the building or erected within a required setback provided that it is setback a minimum of one foot (1’) from any property line and in compliance with **Section IX... (Temporary signs, location)**
- One (1) temporary sign within the residential zoning districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7), provided that:
  - The sign is located on private property with the permission of the property owner;
  - There is not an Electronic Message Center (EMC)/Dynamic Variable Electronic Message (DVEM) Sign located on the property;
  - The sign may be attached to the building or erected within a required setback provided that it is setback a minimum of one foot (1’) from any property line and in compliance with **Section IX... (Temporary signs, location)**;
  - The sign is non-illuminated;
  - The sign is no greater than thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way); and
  - The sign is no greater than five feet (5’) in overall height if the sign(s) are freestanding.
  - The sign shall be displayed for a maximum of forty-five (45) consecutive days twice per calendar year
- One (1) non-illuminated temporary sign no larger than sixteen (16) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4’) in height may be attached to the building or erected within a required setback provided that it is setback a minimum of one foot (1’) from any property line and in compliance with **Section IX... (Temporary signs, location)** in the following circumstances:
  - When the property is being offered for sale by owner or through a licensed real estate agent provided that the sign shall be removed within fourteen (14) days following the date on which a contract of sale has been executed by a person purchasing the property;
  - When the property is under construction provided that a building permit has been issued for the project and the sign shall be removed within fourteen (14) days following the date of the final inspection; or
  - When the property owner is opening the property to the public provided that the sign shall be displayed for no more than three (3) consecutive days twice per calendar year.
- Substitution of commercial copy to non-commercial copy on sign(s) in non-residential zoning districts (B-1, B-2, B-3, B-4, B-5, ORI, and M-1), provided that the sign face area and the sign height are not increased.
- Address signs where the property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. The size and location of the identifying numerals and letters if any must be proportional to the size of the building and the distance from the street to the building and in no case smaller than four inches (4”) in height and no larger than twelve inches (12”) in height. In cases where the building is not located within view of the public street, the identifier must be located on the mailbox or other suitable device such that it is visible from the street.

- Signs required and/or erected by government agencies.
- Integral signs, provided that the sign is no greater than ten (10) square feet in area.
- Memorial signs, provided that the sign is no greater than ten (10) square feet in area.
- Flags, provided that:
  - The flag(s) are no greater than one (1) square foot in area (per side) per every one (1) foot of flag pole height; and
  - The height of the flag pole does not exceed the height limitations within Section III.C. and/or Section V.B. of the Zoning Ordinance.
- Signs located completely within an enclosed building and not exposed to view from the public right-of-way or parking lot.

DRAFT



## PERMIT REQUIREMENT

Prior to the display and erection of any sign, a permit is required to be obtained through the Village's Building Department, except as provided in **Section IX...**

Application: An application for a sign permit must be filed with the Building Department on forms furnished by that department. The Applicant must provide sufficient information to determine if the proposed sign is allowed under this code and other applicable laws, regulations, and ordinances. An application for a temporary sign must state the dates intended for the erection and removal of the sign. An application for any sign must state the date when the owner intends to erect it and provide a bond sufficient to allow the Village to remove it if it is not properly maintained or if it is abandoned.

### Fees:

Revocation of Permit: If a sign is not installed within six months following the issuance of a sign permit (or within 30 days in the case of a temporary sign permit), the permit shall be void. The Village may revoke a sign permit under any of the following circumstances:

- The Village determines that information in the application was materially false or misleading;
- The sign as installed does not conform to the approved sign permit application;
- The sign violates this code, the Zoning Ordinance, Building Codes, or other applicable law, regulation, or ordinance; or
- The Zoning Administrator determines that the sign is not being properly maintained or has been abandoned.

Removal of Signs: The Village reserves the right to require removal of signs, at the owner's expense, in the following circumstances:

- When a permit is revoked;
- When a permit for a temporary sign has expired;
- When a permanent sign becomes obsolete and no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located, the sign shall be taken down immediately upon termination of business use and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. If the sign to be removed is located on a multi-panel freestanding sign, the obsolete panel must be completely replaced with a plain panel consistent in color to the existing panels.
- When any sign is deemed unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, the Zoning Administrator or his designee shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Zoning Administrator or his designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.
- Remove abandoned signs?

**GENERAL PROVISIONS**

- Must conform to all applicable Building Codes adopted by the Village;
- Signs shall not conflict with traffic signs;
- Signs shall not obstruct doors, windows, ventilation, or fire escapes;
- Flashing Light: No sign shall have blinking, flashing, or fluttering lights, or other illuminating device which has a changing light intensity, brightness, or color; rotating beams, beacon, or flashing illumination resembling an emergency light shall not be used in connection with any sign display.
- Illumination: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto properties located in a residential district and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
- Maintenance Required: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If a sign becomes rusted, rotted or deteriorated, the sign must be immediately repaired or replaced. Landscaping at the base of freestanding signs must also be regularly maintained.

**PERMANENT SIGN STANDARDS**

Insert Permanent Sign Standards from other draft.

DRAFT

## TEMPORARY SIGN STANDARDS

### 1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except as noted in **Section IX...**
- c. Location of Temporary Signs: Temporary signs may be attached to the building or within a front yard setback provided that it is setback a minimum of ten feet (10') from any property line. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, within public utility or drainage easements, in the way of sidewalks, on utility poles, trees, or traffic signs, on roofs, or in areas that obstruct clear sight/vehicular visibility. Inflatable signs are only allowed on the ground and must be setback twenty feet (20') from property lines.
- d. Materials: Temporary signs may be constructed of materials including, but not limited to: paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal or other like materials.
- e. Illumination of Temporary Signs: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.

### 2. Allowable Types of Temporary Signs: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or his designee may determine if the proposed sign type is similar and compatible with the allowable types and choose to allow or prohibit the proposed temporary sign.

- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
- b. Feather Flag Sign: Feather Flag signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height from grade.
- c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
- d. Inflatable Signs: Inflatable signs can be a maximum height of an inflatable sign is twenty-five (25) feet from grade. Sign face area for an inflatable sign is calculated by the size of the banner accessory to the inflatable sign.

### **ADD GRAPHIC SHOWING ALLOWABLE SIGN TYPES**

### 3. Prohibited Temporary Signs: The following types are expressly prohibited:

- a. Any temporary sign on a property with a freestanding sign containing an electronic

message center (EMC) or dynamic variable electronic message (DVEM) sign;

- b. Air Dancer Signs; and
- c. Hand-held Signs.

**ADD GRAPHIC SHOWING PROHIBITED SIGN TYPES**

4. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or his designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area in which the signs are placed.
5. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, B-5, ORI, & M-1 Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign.

<b>SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS</b>	
<b>Maximum Allowable Sign Face Area (Per Side)</b>	<b>Maximum Duration of Display</b>
Twenty-five (25) square feet or less	Four (4) weeks
Twenty-six (26) to fifty (50) square feet	Three (3) weeks
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or his designee

- a. Number of Display Periods Per Year:
    - R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
    - B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
  - b. Extensions for Display Period: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.
6. Non-Compliance: If a temporary sign is erected and does not comply with the regulations above, the Village reserves the right to remove such sign immediately or require the removal of

the sign until such sign is brought into compliance. The Village may also issue a citation to the party responsible for the sign.

DRAFT

**PROHIBITED SIGNS & LIGHTING**

- Signs erected without a valid permit when required within this Section;
- Off-Premise Signs;
- Billboards;
- Roof Signs;
- Manually-changeable message signs;
- Pennants, streamers, and festoon lights unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
- Signs which flash, have motion, are animated, create an illusion of movement, except for Electronic Message Center (EMC)/Dynamic Variable Electronic Message (DVEM) Signs as regulated within **Section IX.K.**;
- Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property or private property in close proximity to the subject business during non- business hours of the subject business.
- Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
- Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
- Signs attached to a tree or utility pole;
- Signs that could be mistaken for traffic control signs or lights;
- Any string of lights outlining property lines, sales areas, doors, windows, or wall edges of a building;
- Neon or other illuminated tubing (except when approved by the Plan Commission as an architectural enhancement during Site Plan Approval for new construction. Existing uses may utilize illuminated tubing as an architectural enhancement with approval from the Zoning Board of Appeals);

## **NONCONFORMING SIGNS**

To be revised per the recommendations of the Village Attorney.

DRAFT



**DEFINITIONS (WILL GO IN SECTION II OF THE ZONING ORDINANCE)**

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

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

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

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

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

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

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

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

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

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

Sign, Banner: Any sign with or without characters or illustrations applied to cloth, paper, flexible plastic, or fabric of any kind, with no rigid material as a backing. A banner must be attached to a wall or permanent post, such as a light post, for support.

Sign, Banner (Freestanding): A freestanding banner is any sign that matches the definition of a banner, but is not required to be fastened to a wall or permanent post for support. These banners have separate, easy to remove individual supports that are used for the sole purpose of supporting the temporary banner.

Sign, Banner (Wall): A wall banner is a banner that is designed to be hung upon a wall of a building. Such signs are supported by materials that are not fixed or rigid, or are designed to be easily removed.

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

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

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

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

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

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

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

Sign, Inflatable: An inflatable sign is any sign made of flexible materials, such as latex, polyurethane, or any kind of fabric that is filled with a gas (generally air or helium) so that the material inflates to a certain shape. These shapes include, but are not limited to, balloons, large animals, sports-related balls, etc. Inflatable signs generally are used to support large banners for the purpose of advertising.

Sign, Integral: A sign that is embedded, extruded, or carved into the material of a building façade. An Integral Sign is typically made of bronze, brushed stainless steel or aluminum, or similar material attached to the building façade.

Sign, Marquee: A canopy, awning, or covering structure bearing a signboard or copy projecting from and attached to a building.

Sign, Off-Premise: A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

**Sign, Pennant:** A sign, with or without a logo or text, made of flexible materials and suspended from either one or both of its corners. Pennants are generally shaped like a long isosceles triangle.

**Sign, Permanent:** Any sign or advertising display intended to be displayed for a time period in excess of that of a temporary sign. Permanent signs are typically affixed to a wall or are installed as freestanding signs in the ground (or within panels on a freestanding sign). The intent of permanent signs is commonly to provide day-to-day identification for the business or organization for which the sign is advertising.

**Sign, Projecting:** A sign, other than a wall sign, which projects (usually perpendicularly) from and is supported by a wall of a building or structure.

**Sign, Temporary:** A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal or other like materials and that appears to be intended to be displayed for a reasonable short or definite limited period of time. If the sign display area is permanent but the message displayed is subject to periodic manual changes, that sign shall not be regarded as a Temporary Sign.

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

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

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

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

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

**Sign, Window:** A window sign is any sign affixed to a window or within 3 linear feet (LF) of a window on the interior of a building.

## **SECTION IX**

### **SIGN REGULATIONS**

#### **A. PURPOSE**

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

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

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

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

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

## C. GENERAL PROVISIONS

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

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

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



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

(3) No real estate sign shall be an illuminated sign; and

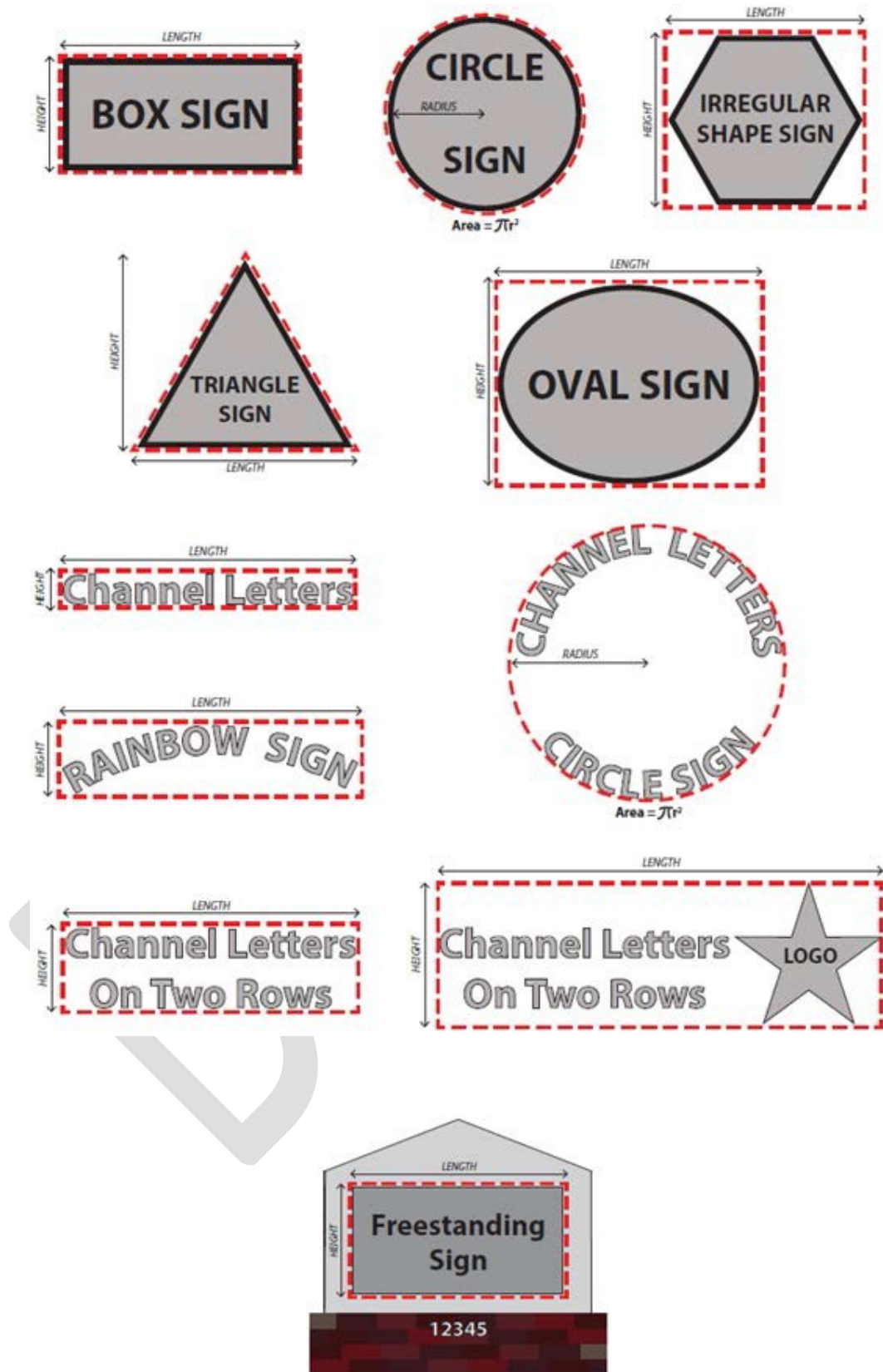
(4) Signs shall be removed within seven (7) days after closing of the sale or lease of the property.

- b. Construction Signs: A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, up to a maximum area of twelve (12) square feet in Residential Zoned Districts and sixteen (16) square feet in all other districts and shall require a permit. The sign shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the beginning of the intended use of the project.
- c. Professional Name Plates on Existing Freestanding Signs: Shall not exceed two (2) square feet in area and must match the background color of the other name plate panels;
- d. Bulletin Boards for Public, Charitable, or Religious Institutions: When the same are located on the premises of said institutions and are not over fifteen (15) square feet in area;
- e. Memorial Sign or Tablet: To be erected on a building or as a freestanding sign with a maximum height of four (4) feet and maximum square footage of four (4) feet. When erected as a freestanding sign a minimum setback of five (5) feet from the property line is required. Contains the name of the building and date of erection and is compatible with the architectural style of the building;
- f. Address Signs: Displaying an address on the wall of a building or as a freestanding sign. The maximum size for an address sign is two (2) square feet in area;
- g. Bus Shelter Signs: Provided such signs shall not include information relating to the sale or consumption of any alcohol or tobacco products or any activity or product which contains statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals of decency;
- h. Political Signs: Signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding sixteen (16) square feet for each face and a total of thirty-two (32) square feet and, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election and shall be non-illuminated. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election;

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

#### **D. STANDARDS FOR PERMANENT SIGNS**

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



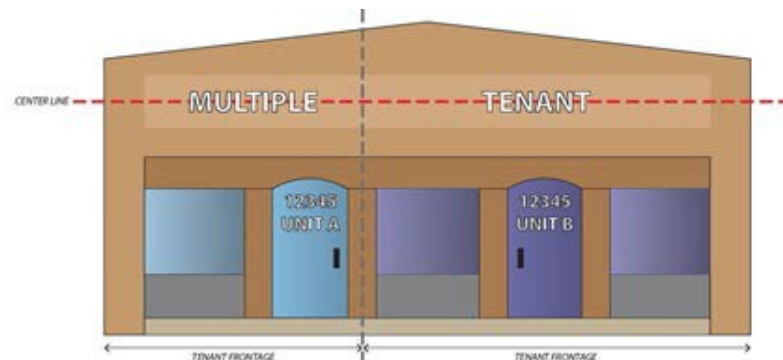
2. **Wall Signs:**

- a. **Size of Wall Signs:** The allowable size of a wall sign is determined by Zoning District and then by the linear frontage of the wall on which the wall sign is located in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- b. **Number of Wall Signs:** The allowable number of wall signs is determined by Zoning District and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. **Location of Wall Signs:**
  - (1) All wall signs shall be located on the same façade as the use they identify.
  - (2) No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches outward from the face of the building.
  - (3) Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
  - (4) No wall sign shall be permitted on a façade directly adjacent to a residential use. The intent is that the location of wall signs shall not have a negative impact on adjacent residential uses.
  - (5) **Wall Sign Location for a Single Tenant Building:** The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



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

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



(7) Wall signs are prohibited for residential uses, including home occupations.

- d. Materials: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. Illumination for Wall Signs: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations of Section IX.C.4. and IX.C.5.
- f. Interior Tenants: Businesses located within another business, without having a distinct secured entrance, are permitted **twenty-five (25) square feet** of wall signage.
- g. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.
- h. Background Color:

(1) Multi-Tenant Building: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall constitute the sign face area if such area is larger than the geometric forms encompassing the sign message.



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

**UPDATE GRAPHIC SHOWING MULTI TENANT AND SINGLE TENANT EXAMPLES**

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

3. **Freestanding Signs:**

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



mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations of Section IX.C.4. and IX.C.5.

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

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

PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS



OR

PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS



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



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

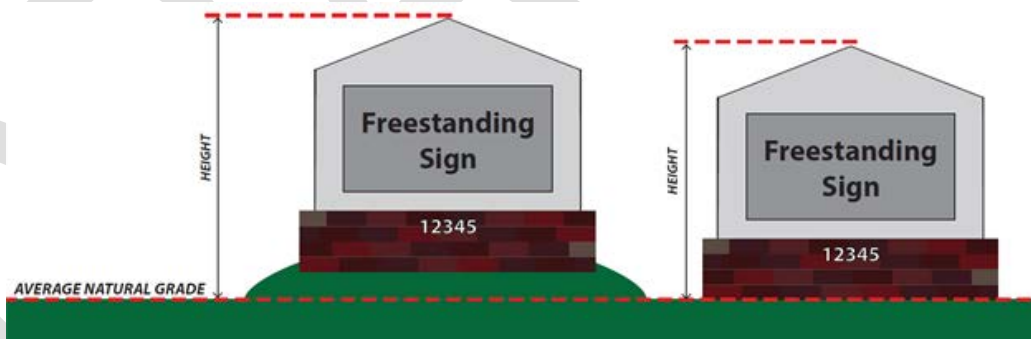


Total Sign Face Area = Sign Face A



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

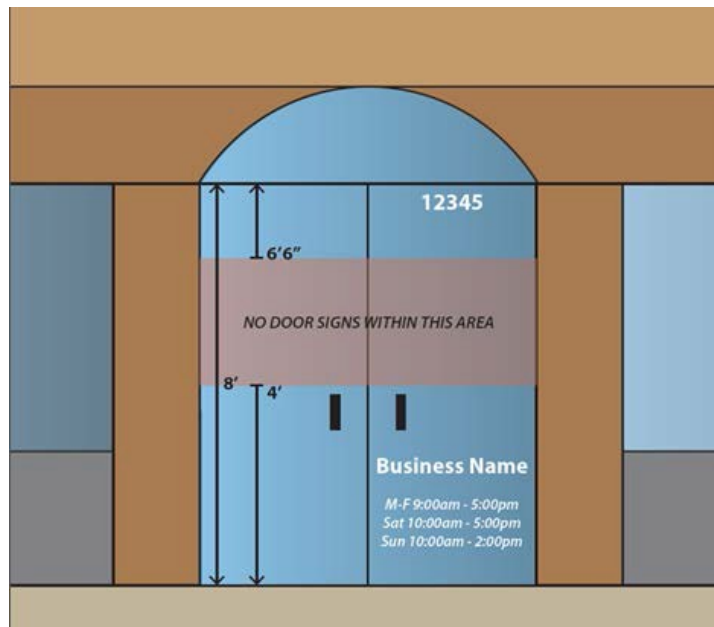
1. Freestanding Sign Height: The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign. The average natural grade is measured by surveying the grade of the land within ten feet (10') of the location of the proposed sign.



#### 4. Door Signs:

- a. Door Signs shall be individual letters affixed to the door of a business that indicate the business name and hours of operation only. Logos are not permitted as part of a door sign.
- b. Color of Letters on Door Signs: Letters must be of one (1) consistent color.
- c. Maximum Letter Height for Door Signs: Letters shall be a maximum of four (4) inches in height
- d. Location of Door Signs: Door Signs may only be affixed to the door at a height

4' and below, or at 6'6" and above. Addresses may be affixed on the door but at a height of 6'6" or above. See the graphic below.



5. **Window Signs:**

- a. Number of Window Signs: One (1) window sign may be allowed per tenant frontage in a multi-tenant business.
- b. Location of Window Signs: Permanent window signs are limited to first floor windows only and may only be affixed to a window at a height 4' and below, or at 6'6" and above. Window signs must be located on the interior side of the window.
- c. Size of Window Signs: Window signs may not exceed 25% of the total tenant window area, but in no case should exceed 50% of the area of the window on which the sign is placed.

**E. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)**

1. Wall Signs and Freestanding Signs shall be allowed in the residential districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR WALL &amp; FREESTANDING SIGNS</b> <b>R-1, R-2, R-3, R-4, R-5, R-6, &amp; R-7 ZONING DISTRICTS</b>					
Land Use	Sign Type	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	One (1) per entrance <sup>1</sup>	Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF	N/A	60'' (5')
Non-Residential & Institutional	Wall Sign	One (1) per tenant frontage; maximum of two (2) but must be spaced 300' apart	One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign	36'' (3')	84'' (7')
	Freestanding Sign	One (1) per building frontage; maximum of two (2) but must be spaced 300' apart	Thirty (30) SF	N/A	72'' (6')

<sup>1</sup> Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

2. Freestanding signs for multi-family uses shall include only the name and address of the building and the management company.

**F. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN BUSINESS ZONING DISTRICTS (B-1, B-2, B-3, & B-4)**

1. **Wall Signs:** Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

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

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

2. **Freestanding Signs:** Freestanding signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b> <b>B-1, B-2, B-3, &amp; B-4 ZONING DISTRICTS</b>			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')

Greater than 1,000' + of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
---	---	--	---------------

SF= Square foot; LF= Linear foot

**G. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN THE AUTOMOTIVE SERVICE ZONING DISTRICT (B-5)**

1. **Wall Signs:** Wall signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS</b> <b>B-5 ZONING DISTRICT</b>				
Lot Size	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
< Three (3) Acres	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign	36" (3')	84" (7')
> Three (3) Acres	Four (4) per tenant frontage*	Two (2) SF per one (1) LF of building/tenant frontage not to exceed 400 SF total for all signs	96" (8')	96" (8')

SF= Square foot; LF= Linear foot

\* The four (4) allowable sign types shall be:

- a. Brand Name (150 SF maximum)
- b. Brand Logo (150 SF maximum)
- c. Dealer Name (100 SF maximum)
- d. Service Bay Identification (50 SF maximum)

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Automotive Service district (B-5) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b> <b>B-5 ZONING DISTRICT</b>			
Lot Size	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
< Three (3) Acres	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
> Three (3) Acres	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign	216" (18')

SF= Square foot; LF= Linear foot

**H. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN OFFICE/INDUSTRIAL ZONING DISTRICTS (ORI & M-1)**

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

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

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

2. **Freestanding Signs:** Freestanding signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b> <b>ORI &amp; M-1 ZONING DISTRICTS</b>			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Any Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2)	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign.	120" (10')

SF= Square foot; LF= Linear foot

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

## I. STANDARDS FOR TEMPORARY SIGNS

### 1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except:
  - (1) Sandwich boards/easel signs when located within fifteen (15) feet of a store entrance door, a maximum of eight (8) square feet of sign face area per side, and a maximum height of four (4) feet. These signs must be removed daily by the close of business;
  - (2) Civic signs erected by the Village of Tinley Park;
  - (3) Garage sale signs, provided that they are freestanding (not attached to existing poles/trees/signs) and a maximum of five (5) square feet in area. Garage sale signs can be installed one (1) day prior to the garage sale and must be removed within one (1) day after the garage sale;
  - (4) Political signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding a total of thirty-two (32) square feet and sixteen (16) square feet for each face, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election; and
  - (5) Signs as noted in “Exemptions” (Section IX.C.11.).
- c. Location of Temporary Signs: Temporary signs may be attached to the building or within a front yard setback provided that it is setback a minimum of ten feet (10’) from any property line. Inflatable balloons are only allowed on the ground and must be setback twenty feet (20’) from property lines. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, in the way of sidewalks, on utility poles, trees, or traffic signs, or in areas that obstruct clear sight/vehicular visibility. Temporary signs must identify a use or event located within the premises of where the sign is located (i.e. off-site signage is not allowed).
  - (1) Exemptions:
    - i. Civic signs erected by the Village of Tinley Park;
    - ii. Signs advertising a special event for a charitable or non-profit entity when displayed for less than seven (7) days; and



- iii. Garage sale signs, which are not subject to the setback requirement and can be located on the property line of the property having the garage sale.
  - d. Materials: Temporary signs may be constructed of materials including, but not limited to: fabric, wood, vinyl, or plastic.
  - e. Illumination of Temporary Signs: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.
2. Allowable Types of Temporary Signs & Maximum Height: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or his designee may determine if the proposed sign type is similar and compatible with the allowable types and choose to allow or prohibit the proposed temporary sign.
- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
  - b. Flag/Feather Sign: Flags/feather signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height from grade.
  - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
  - d. Inflatable Signs: Inflatable signs can be a maximum height of an inflatable sign is twenty-five (25) feet from grade.
  - e. Construction Signs: Relocate from another section?
  - f. Real Estate Signs: Relocate from another section?

**ADD GRAPHIC SHOWING SIGN TYPES**

3. Prohibited Temporary Signs: The following types are expressly prohibited:
- (1) Off-premise temporary signs, except as provided in Section IX.I.1.c.(1).;
  - (2) Temporary signs for properties with freestanding signs containing electronic message centers (EMC) or dynamic variable electronic messages (DVEM), including but not limited to banners, flag/feather signs, lawn signs, inflatable

signs, construction signs, and real estate signs; and

(3) Hand-held Signs.

4. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or his designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area in which the signs are placed.
5. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within the R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, B-5, ORI, & M-1 Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign.

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN ALL ZONING DISTRICTS	
Maximum Allowable Sign Face Area	Maximum Duration of Display
Twenty-five (25) square feet or less	Four (4) weeks
Twenty-six (26) to fifty (50) square feet	Three (3) weeks
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or his designee

(1) Number of Display Periods Per Year:

- R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
- B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.

- (2) Extensions for Display Period: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.

6. Non-Compliance: If a temporary sign is erected and does not comply with the

regulations above, the Village reserves the right to remove such sign immediately or require the removal of the sign until such sign is brought into compliance. The Village may also issue a citation to the party responsible for the sign.

DRAFT

## J. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES

1. Planned Unit Developments: If a Planned Unit Development has adopted a set of sign regulations then the signage within such Planned Unit Development must follow those guidelines. If the Planned Unit Development's regulations on signage are silent in part or in whole, then the Village's Sign Regulations shall apply.
2. I-80 Corridor: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183<sup>rd</sup> Street, 191<sup>st</sup> Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the "I-80 Corridor"), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional wall signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only. **Allow extra freestanding sign face area based on lot frontage along I-80? Change the way that the wall sign face area bonus is calculated? It's tough to get the accurate surface area of the façade for existing buildings. A percentage of the building frontage would be better.**
3. Directional Signs: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians within a parking lot.
  - a. The maximum height for a freestanding directional sign is four feet (4').
  - b. The maximum sign face area for a freestanding directional sign is five (5) square feet per sign.
  - c. Directional signs may not contain logos or verbiage other than words directing the customer to the destination. An example of words permitted for directional signs include: "Entrance", "Exit", "Drive-Thru", "One Way", and "Do Not Enter". Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as "← Main Entrance", "← Urgent Care", and "Emergency ↑".
  - d. The number of directional signs allowed shall be determined by the Zoning Administrator or his designee.
  - e. Directional signs shall be located at least one foot (1') inward from the property lines and must not cause a line-of-sight issue.
  - f. Directional signs shall be located within landscaped areas and shall not be erected on standalone poles with moveable concrete bases.

**CREATE GRAPHIC**

2. Signs Accessory to Drive-Thru Uses:

- a. Menu Boards and Order Confirmation Screens: Freestanding menu boards for restaurants shall be a maximum height of six feet (6') tall and shall not exceed thirty-five (35) square feet of sign face area. Menu boards shall not include Electronic Message Centers or Dynamic Variable Electronic Message Signs, as defined herein; however, order confirmation screens are allowed.
  - b. Height Clearance: Signs meant to inform drivers of a height clearance limitation are permitted and shall not contain logos or verbiage other than words warning of the height clearance. Such signs shall not exceed five (5) square feet in sign face area.
  - c. Signs Directing Customers To Transaction Windows: Signs intended to direct customers to transaction windows, such as "Teller Window Open/Closed" or "Pick Up Here", are permitted and shall not exceed five (5) square feet in sign face area.
3. Service Stations: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

**K. ELECTRONIC MESSAGE CENTERS (EMC) / DYNAMIC VARIABLE ELECTRONIC MESSAGE (DVEM) SIGNS**

1. General Regulations: These regulations apply to all electronic message signs except as provided in **Section H**, (Sign Regulations for Special Areas and Particular Uses).
2. Location: Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
3. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property;
4. Display Regulations:
  - a. Transition between messages must be a minimum of two (2) seconds;
  - b. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
  - c. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
  - d. Illumination: Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
    - (1) All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
    - (2) Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
    - (3) Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.
    - (4) Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light

intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.

- (5) Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
  - (6) The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
- 5. Maximum Allowable Size: The electronic message center portion of a freestanding sign shall comprise no more than fifty (50) percent of the total sign face area of the freestanding sign;
  - 6. Audio: Audio speakers in association with such signs are prohibited.
  - 7. Maintenance: Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.
  - 8. Public Messages: The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

## L. PROHIBITED SIGNS

The following signs are specifically prohibited:

1. Billboards;
2. Roof signs;
3. Projecting signs;
4. Pennants, streamers, and festoon lights, or portable signs unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
5. Manually changeable message signs, provided that manually changeable automobile service station gasoline rate signage shall be permitted subject to Section IX.D.1.d of this Ordinance for a period of three (3) years from the date of passage of this Ordinance;
6. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
7. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
8. Signs in conflict with traffic signals;
9. Portable signs (freestanding or on wheels);
10. Neon or Other Illuminated Tubing Signs: Illuminated tubing (such as neon) may be provided as an architectural enhancement subsequent to approval by the Plan Commission upon Site Plan Approval for new construction. Existing uses may provide illuminated tubing as an architectural enhancement subsequent to approval from the Zoning Board of Appeals through the variation procedure as outlined in Section X.G of this Ordinance;
11. Signs advertising the sale of fireworks as defined in Section 95.50 of the Tinley Park Code of Ordinances, or of other items whose sale, use or possession is unlawful in the Village notwithstanding certain exceptions; and
12. Any string of lights outlining property lines, open sales areas, door, windows, or wall edges of any buildings.
13. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein,



is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property or private property in close proximity to the subject business during non- business hours of the subject business.

14. Off-premise signs.

**ADD GRAPHIC?**

DRAFT

**M. NONCONFORMING SIGNS**

**VILLAGE ATTORNEY TO REVIEW**

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

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

**N. REVOCATION OF PERMITS**

**VILLAGE ATTORNEY TO REVIEW**

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

The Building Commissioner may revoke any permit issued by the Building Department if the holder thereof fails to comply with any provision of this Section.

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

## O. DEFINITIONS

### MOVE TO SECTION II WITH ALL OTHER DEFINITIONS

### DEFINITIONS IN RED ARE NEW

The following signs supplement definitions provided in Section II.

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

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

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

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

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

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

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

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

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

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

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

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

Sign, Banner: Any sign with or without characters or illustrations applied to cloth, paper, flexible plastic, or fabric of any kind, with no rigid material as a backing. A banner must be attached to a wall or permanent post, such as a light post, for support.

Sign, Banner (Freestanding): A freestanding banner is any sign that matches the definition of a banner, but is not required to be fastened to a wall or permanent post for support. These banners have separate, easy to remove individual supports that are used for the sole purpose of supporting the temporary banner.

Sign, Banner (Wall): A wall banner is a banner that is designed to be hung upon a wall of a building. Such signs are supported by materials that are not fixed or rigid, or are designed to be easily removed.

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

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

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

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

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

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

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

Sign, Inflatable: An inflatable sign is any sign made of flexible materials, such as latex, polyurethane, or any kind of fabric that is filled with a gas (generally air or helium) so that the material inflates to a certain shape. These shapes include, but are not limited to, balloons, large animals, sports-related balls, etc. Inflatable signs generally are used to support large banners for the purpose of advertising.

Sign, Pennant: A sign, with or without a logo or text, made of flexible materials and suspended from either one or both of its corners. Pennants are generally shaped like a long isosceles triangle.

Sign, Permanent: Any sign or advertising display intended to be displayed for a time period in excess of that of a temporary sign. Permanent signs are typically affixed to a wall or are installed as freestanding signs in the ground (or within panels on a freestanding sign). The intent of permanent signs is commonly to provide day-to-day identification for the business or organization for which the sign is advertising.

Sign, Temporary: Any sign or advertising display intended to be displayed for a limited time period. Temporary signs are easy to remove, and are on the private property of the business or organization for which the sign is advertising. The intent of temporary signs is commonly to advertise activities such as, but not limited to, grand openings, sales, special offers, etc. Examples of temporary signs include, but are not limited to, balloons, banners, banner flags, pennants, wood or cardboard signs, etc.

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

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

Sign, Vehicle: Any advertising or business sign attached to a transportation vehicle for the

purpose of identification or advertising a business, public or quasi-public institution.

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

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

Sign, Window: A window sign is any sign affixed to a window or within 3 linear feet (LF) of a window on the interior of a building