



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

**April 6, 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**

**WORKSHOP: BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY**

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, James Richert of Banging Gavel Properties, for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.

**Item #2**

**WORKSHOP: ST. STEPHEN – 17500 84<sup>TH</sup> AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION**

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10") tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.

**Item #3**

**WORKSHOP: 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**



## **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.



# PLAN COMMISSION STAFF REPORT

April 6, 2017

## The Banging Gavel – Special Use Permit

6811 Hickory Street

### Applicant

Jim Richert, on behalf of  
Banging Gavel Properties,  
LLC

### Property Location

6811 Hickory Street

### PIN

28-30-314-032-0000 &  
28-30-314-036-0000

### Building Size

8,210 SF

### Parcel Size

28,683 SF ±

### Zoning

DC (Downtown Core-  
Legacy District)

### Approval Sought

Special Use Permit

### Project Planner

Paula J. Wallrich, AICP  
Interim Community  
Development Director



## EXECUTIVE SUMMARY

Jim Richert, representing Banging Gavel Properties (BGP), has proposed the redevelopment of the historic Vogt Building located at the southwest corner of Oak Park Avenue and Hickory Street (6811 Hickory Street) for a brewery, restaurant/public house, outdoor patio, and residence. The property is located in the Legacy District (Downtown Core – DC) which requires a Special Use Permit for “*Winery, distillery, or **brewery**, including sales and tasting*”. The Special Use is for the *brewery* which includes on-site tasting and sales; therefore, this review will include a review of the public house as well.

Banging Gavel Brews has been in operation since January 2015. Due to their success, they are launching the second phase of their business plan with the operation of a fully-licensed brewery and public house. They have chosen the Vogt Building because of its downtown location and plan to restore the historic building to function as a central feature to the downtown business district.

The brewing production will occur on the ground floor, restaurant/public house will be on the first floor, and private event space and the kitchen on the second floor. The outdoor patio will provide food and beverage service and live music. The third floor will have a private residential unit. The restaurant/public house will be open Tuesday through Sunday with reduced hours for the patio; the brewery will operate seven (7) days per week.

OPEN ITEMS
1. Consider restricting deliveries to 7:00 a.m. -10:00 p.m.
2. Consider imposing industry standard conditions as proposed in the Staff Report.



## BACKGROUND

There is significant historic value in the Vogt Building, which is registered with the National Register of Historic Places. While this structure was thought to have been built by Carl Vogt, it was actually built around 1865 by John Lewis or his brother Allen Cleveland Lewis in the popular Italianate style (1850s to 1880s) as a sort of “Plantation” home. This house was somewhat of an anomaly in its day, as it was far larger than any other home in the area, and was constructed of brick at a time when all the other structures in the Village of Bremen (now Tinley Park) were of frame (wood) construction. It is likely that the building was originally used as a hunting lodge; it was never a hotel as the architecture might suggest. Per his instructions, upon the death of John Lewis in 1874, his estate funded the development of a trade school known as The Lewis Institute. This later merged with the Armour Institute in 1940, which formed the current Illinois Institute of Technology (IIT). Carl Vogt purchased the property in 1872 where he lived until 1899, and then sold it to Martha Bettenhausen. Her descendants, the James Fulton family and heirs, included former Mayor and Village Trustee Kenneth J. Fulton and his brother Ron who owned the building until 1987. Since 1992, the building has been used for offices but has been vacant for the last 3-5 years and is currently bank-owned.



The Applicant, Jim Richert, is a practicing attorney and resident of Tinley Park who, along with his brother Ed Richert and brewer, Walter Ornelas, founded Banging Gavel Brews (BGB). They have been distributing their craft beer since January 2015. Due to the continued success of their craft beer production they decided to become a full-service licensed brewery and public house. They feel the Vogt Building is the perfect location to realize their future business plans.

## EXISTING SITE

The property is bounded by the Metra tracks on the north, residential uses to the west, commercial with second floor residential (Attic Door) to the south, and commercial uses (Citibank) to the east.

The subject property comprises two (2) parcels (28,683 SF) anchoring the southwest corner of Oak Park Avenue and Hickory Street. Access is provided from the north (Hickory Street) on the west parcel, which also provides access to the garages for the multi-family structure at 6815 Hickory Street. There are twelve (12) parking spaces on this parcel. A shared access is provided on the east side from Oak Park Avenue with eight (8) parking spaces; there are two (2) spaces at the rear of the parcel that will be removed as part of constructing access and loading at the rear of the parcel.



The paved landscaped area in the northeast corner of the property was improved by the Village as a small civic plaza and includes a sitting area, electronic message board, and significant landscaping. See aerial at right.

The Vogt Building is approximately 8,210 SF in total, including the ground floor (basement). The basement or ground floor is partially subgrade; the first floor is approximately 7 ± above grade. The ground, first, and second floors measure approximately 2,450 SF each. The partial third floor is approximately 860 SF.



## PROPOSED PROJECT

**Building Use:** The Applicant proposes to renovate the historic Vogt Building to accommodate a brewery, restaurant and public house, outdoor patio, and private residence. The bottom floor will be renovated to accommodate the brewery aspect of their business with an anticipated production of 2,000 barrels/year with a 10 tank system. The first floor will be their ‘public house’ where they will be serving Banging Gavel beer and other craft alcoholic beverages along with a select menu. The second floor will accommodate their kitchen with space devoted to special events and a music stage. The top floor will be renovated for a private residential unit. A small outdoor patio will serve alcoholic beverages and a reduced dining menu. It will be designed to accommodate live music as well – in keeping with the Village’s new branding initiative.

**Hours of Business:** The hours of business are as follows:

	Monday	Tues - Thurs	Friday	Saturday	Sunday
<b>Restaurant/Public House</b>	Closed	4pm – 11 pm	3 pm – 1am	11am – 1am	11am – 9 pm
<b>Outdoor Patio</b>	Closed	4pm – 9 pm	4pm – 11 pm	11am – 11pm	11am – 9 pm
<b>Brewery</b>	6am – 3 pm	6am – 3 pm	6am – 3pm	6 am – 3pm	6am – 3pm

These hours fall within the Legacy Code requirements; operating hours between 2:00am – 6:00am require a Special Use Permit.

**Exterior Use:** All renovations to the exterior will maintain the historical integrity of the structure as well as its registration on the National Register of Historic Places. Construction plans have not yet been submitted but exterior work will primarily be repairing and refinishing to original conditions. The back deck (south side of the building) will be reconstructed and a ramp will provide accessibility to the first floor.

Deliveries to and from the brewery/restaurant will be with a pick-up or panel truck. The Applicant currently uses a pick-up truck that is not commercially-branded for distribution deliveries. The Applicant has been informed that if they purchase new commercially-branded vehicles they must be parked off-site or be screened from public view. There is no defined delivery schedule at this time; the Applicant has been informed of the Village’s performance standards and Section 98.02 of the Municipal Code – “Nuisances Enumerated” regarding loading/unloading. Staff recommends deliveries be confined to the hours of 7am – 10pm.

**Open Item #1: Section 98.02 of the Municipal Code – “Nuisances Enumerated” limits deliveries between the hours of 7:00 a.m. and 10:00 p.m. if the property is within a radius of 300 ft of exclusively residential uses. While the 300 ft radius from this building is not exclusively residential, there are residential uses immediately adjacent to the west and south. Staff recommends the Commission consider conditioning their recommendation on limiting deliveries between the hours of 7:00 a.m. and 10:00 p.m.**

Brewing production will occur in the morning starting at 6:00am in accordance with Village performance standards related to noise and odor. (Section V. C. 9. – Performance Standards). The Applicant has not finalized their renovation plans but they have stated that they will be using an upward venting system that falls within the performance guidelines with respect to odor control. As with all brewing processes, Banging Gavel will create waste as a by-product of its beer production. The Applicant has arranged for the majority of the waste product to

be used by local farmers for animal feed. Any storage of waste product will be required to meet Village standards regarding rodent control. A trash enclosure will be designed as part of their building permitting process and will be reviewed by Staff during the site plan review process.

In November 2015, the Plan Commission reviewed several Text Amendments related to the use of “Boutique Alcohol” in the Legacy District. As part of their review, several conditions were identified as part of the Special Use approval for breweries. These Text Amendments have not yet been adopted by the Village Board; however, Staff recommends the Commission use these as a guide in their review. The proposed conditions include:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and
5. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

***Open Item #2: Although not yet adopted, these conditions are consistent with industry standards for microbreweries. Staff recommends the inclusion of these conditions as part of the Special Use Approval.***

**Landscape:** There is some existing landscaping on the premises and the Village maintains a small plaza area in the northeast corner of the property. The Applicant anticipates additional plantings around the outdoor patio area as well. A preliminary Landscape Plan is under review by Staff and will be reviewed as part of their site plan review at a later date. The Legacy Code requires street trees every 25’; however, there is insufficient parkway width along Oak Park Avenue to plant any street trees and there are overhead utility lines along Hickory Street that will limit the type of tree that can be planted. Staff will work with the Applicant to meet code requirements.



**Parking:** There are twenty-two (22) parking spaces currently on site; there are no plans to provide additional parking on-site. The two (2) spaces at the rear of the property will be removed to accommodate delivery and the accessible ramp, leaving a total of twenty (20) parking spaces after renovation is complete. Per the Legacy Code, there is no parking requirement for commercial uses in the DC District; one (1) space is required for the residential unit on the third floor. The Metra lot across Hickory Street provides additional parking opportunities after 10:30am as does the other Metra parking lots surrounding the train station.

**Lighting:** There is minimal existing lighting on site. The Applicant proposes to add some decorative up-lighting to highlight the historical architectural features of the building. Additional lighting will be proposed for the outdoor patio and a Photometric Plan will be submitted with plans for site plan review. Legacy Code lighting requirements must be met, including the maximum of 0.5 foot candles at the property line.

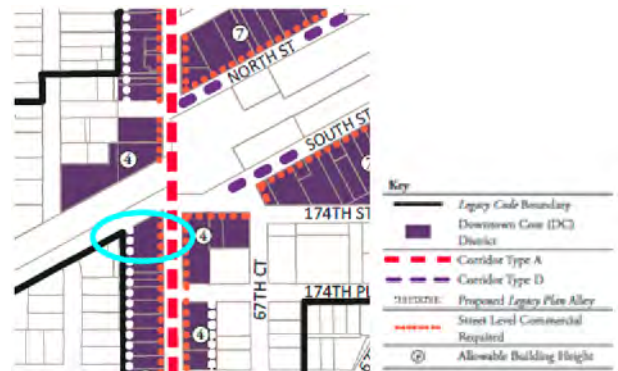
## ZONING ACTION

### Use Requirements

The subject parcel is located within the Legacy District and is zoned DC (Downtown Core). According to Section XII.2.A.1. of the Village of Tinley Park Zoning Ordinance, the DC Zoning District is “intended to promote taller mixed-use development in the vicinity of the Oak Park Avenue train station.” The proposed mixed-use development is consistent with the General Standards – ‘*Permitted Building Functionality*’ outlined in Table 2.A.1.

As a historical structure registered on the National Register of Historic Places, it is the intent of the Applicant to protect its architectural integrity with minimal exterior improvements except for repair. The construction costs are estimated at over \$1.25 million with 38% of it resulting from increased costs due to the historic nature of the building. Since the improvement cost exceeds the 50% rule, the project is required to follow requirements as a “Redevelopment Site” rather than a “Heritage Site”.

Per Section XII.2.A.3. the frontage along Oak Park Avenue (OPA) is required to comply with “*Street Level Commercial Required*” (see orange dots along OPA frontage). Per the recently proposed Text Amendments (scheduled for adoption on April 18<sup>th</sup>) no dwelling units are allowed at street level. Street level is defined as “the first floor or floor level of any building or structure on the same plane or within six feet (6’0) above the surface of the sidewalk or street fronting the building”. The existing elevation of the Vogt Building may exceed the 6’ elevation; however, commercial uses are proposed for both the bottom floor and the first floor, thereby meeting Street Level Commercial requirements.



As a Redevelopment Site certain improvements are required as outlined in Table 2.A.2. below.

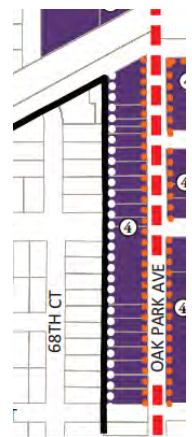
#### d. Required Improvements

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

Table 2.A.2

As a *Block End (Site Type)*, public and private frontage improvements are required. Section XII. 3. F. outlines landscaping requirements for public and private frontages. As discussed previously, a proposed Landscape Plan will be reviewed as part of site plan review.

Table 2.A.2. also requires alley dedication, construction and connection to thoroughfare. Per Figure 2.A.2. the white dots indicate a proposed alignment for an alley extending from Hickory Street to 176<sup>th</sup> Street. The alignment as proposed, however, does not consider the location of the Historic Vogt building, nor does it consider the likelihood of the dedication of the alley extending south in the foreseeable future. As part of Banging Gavel’s Incentive Agreement with the Village (slated for approval on April 3<sup>rd</sup>), the Village will be acquiring the parking area on the west side of the property as part of the incentive package. (See Attachment A). Upon acquisition of this parcel, the Village will determine the appropriate timing for the dedication of the parcel as public right-of-way when feasibility to extend the alley system to the south is realized. <sup>1</sup>



## Special Use

Per Section XII.3.A.2. and Table 3.A.2. “*Winery, distillery, or **brewery**, including sales and tasting*” require a Special Use and must follow the procedures as set forth in the Zoning Ordinance (Section X.J.5.) which lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use Permit. Staff will prepare Findings of Fact based on these standards for Commission to review at the Public Hearing. As part of the Public Hearing process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards when analyzing a Special Use request.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

*<sup>1</sup> Per the Incentive Agreement with the Village, approximately 18,490 SF of the subject parcel will be purchased by the Village. This will include the parking areas to the south and west side of the structure (14,353 SF) depicted as Parcel 1 and the landscaped area at the northeast corner of the property (4,137 SF) currently improved with a brick plaza and civic sign (Parcel 2). (See Attachment A) Per the Legacy Code that area to the west of the structure is proposed for a future alley system. The current configuration of land uses to the south of this area limit the ability to improve it as an alley system at this time, however the acquisition of the property protects the Village's ability to construct an alley system in the future. The acquisition of the parcel to the south provides common access from Oak Park Avenue and the elimination of multiple driveways as envisioned in the Legacy Plan. The subdivision of property will result in one parcel for the Vogt Building and two (2) parcels for Village ownership; any current easements will remain intact.*

## **RECOMMENDED ACTION**

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Receive comments from the Plan Commission in relation to the proposed request for a Special Use Permit.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on April 20, 2017.

## **LIST OF REVIEWED PLANS**

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<b>Submitted Sheet Name</b>	<b>Prepared By</b>	<b>Date On Sheet</b>
Attachment A Plat of Survey – Village Properties	Landmark	2/27/2017
Plat of Survey	Landmark	2/27/2017

MAR 22 2017

**VILLAGE OF TINLEY PARK  
SPECIAL USE PERMIT APPLICATION**

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

**A. Petitioner Information:**

Name: BANGING GAVEL PROPERTIES, LLC (James G. Richert)  
Mailing Address: 10723 W. 159th Street  
City, State, Zip: Orland Park, IL 60467  
Phone Numbers: \_\_\_\_\_ (Day) Fax Number: \_\_\_\_\_  
\_\_\_\_\_ (Evening)  
\_\_\_\_\_ (Cell)  
Email Address \_\_\_\_\_

The nature of Petitioner's interest in the property and/or relationship to the owner  
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

~~Purchaser (Under Contract)~~

**B. Property Information:**

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Suburban Bank and Trust  
Mailing Address: 9700 W. Higgins Rd., Ste. 650  
City, State, Zip: Rosemont, IL 60018

Property Address: 6811 and 6815 Hickory Street, Tinley Park, IL  
Permanent Index No. (PINs) 28-30-314-032-0000 and 28-30-314-036-0000  
Existing land use: \_\_\_\_\_  
Lot dimensions and area: See survey attached

**C. Petition Information:**

Present Zoning District : Downtown Core  
Requested Zoning District: Downtown Core

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Brewery and a restaurant/taproom

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☐

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date

3/20/2017

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

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

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

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

The establishment will operate as a "family friendly" environment.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The establishment will operate in a manner that will not interfere with the neighboring property owners use and enjoyment of their property.

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

The Special Use request will not impede the normal and orderly development and improvement of the surrounding property.

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

These matters are being addressed by our general contractor.

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

This is covered by the cross-easement agreements for ingress and egress.

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

It will conform in all respects.

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

The Special Use will enhance the downtown business district by providing the community with an after 5:00 p.m. option for a casual dining and entertainment experience.



March 27, 2017

Chairperson Edward Matushek III  
Chair – Plan Commission  
Village of Tinley Park  
16250 South Oak Park Avenue  
Tinley Park, IL 60477

Dear Chairperson Matushek

Pilsen Brewwerks, Inc d/b/a Banging Gavel Brews is a contract brewery, founded by Tinley Park Resident Jim Richert, his brother Ed and brewer Walter Ornelas. Banging Gavel has been distributing craft beer in the Chicagoland area since January 2015 and with its continued business growth, we have determined it is time to become a full-service licensed brewery and public house with our own facility. We have looked at dozens of locations to start Banging Gavel's future and believe the Vogt building is a perfect fit for our vision of providing customers an authentic brewpub experience. The public house will be the place to go enjoy a beer, have a meal or host a private event. The simple yet high quality food menu will feature sandwiches, burgers and appetizers with rotating featured items and beer pairing suggestions.

We intend to purchase and restore this historic structure and transform it into a central feature of the downtown business district. Outside we will be restoring the deteriorated exterior of the building and bringing it up to code without jeopardizing the structure's historic landmark status. We intend to reconstruct the back deck and reconfigure the handicap access ramp to the first floor of the building. When you walk through the grand entry to the first floor public house you will see the authentic features of this historic building, complemented by modern high end finishes and a view of the brewhouse below. The second floor will house the kitchen, with the remaining space set up for private events such as rehearsal dinners catered by local restaurants and live music performances by local artists. Downstairs will be the home of our production brewery with an annual capacity over 2,000 barrels of high quality craft beer. The top floor will remain a residential apartment and will be reconfigured slightly to provide access yet privacy. To the east of the building we intend to create an intimate outdoor beer garden with comfortable seating and space for another music stage.

Over the first five years of operations we expect the brewery and public house to create the equivalent of between 30 and 36 new full time jobs with an average compensation of \$42,000.

Brewery production will be in the morning hours, from 6AM until 3PM or as allowed by ordinance. Deliveries will occur through the rear entry in the morning or early afternoon hours approximately 9AM to 3PM. Much of the production brewery's waste product will be used by local farmers as animal feed. We are working with waste disposal companies and other local breweries to develop best practices which are in compliance with all applicable ordinances. The size of Banging Gavel's production will not create as significant an odor issue as larger breweries in the area and we will utilize upward ventilation to mitigate the odors it does produce. The



public house may be open late afternoon until expiration of the standard village liquor license during the week and open for brunch/lunch on the weekends.

We plan to be open to the public within one year. This is only a general estimate at this point as there are many factors involved, including but not limited to, local approvals, federal licensing and construction timelines.

Thank you for your time, please let us know if there are any questions or concerns we can address.

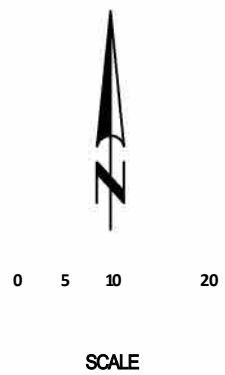
Sincerely,

A handwritten signature in black ink, appearing to read "James Richert", with a long, sweeping horizontal line extending to the right.

James Richert  
President  
Pilsen Brewwerks, Inc (dba Banging Gavel Brews)

# PLAT OF SURVEY

OUTLOTS "A" AND "B" IN HICKORY SQUARE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1987 AS DOCUMENT 87437606, EXCEPT THAT PART OF SAID OUTLOT A LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT A; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT A, 34.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 73.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 22.60 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 62.25 FEET TO THE NORTHERLY LINE OF SAID OUTLOT A, AND THERE TERMINATING, IN COOK COUNTY, ILLINOIS.



**SOUTH STREET**

CHICAGO, ROCK ISLAND & PACIFIC RAILROAD

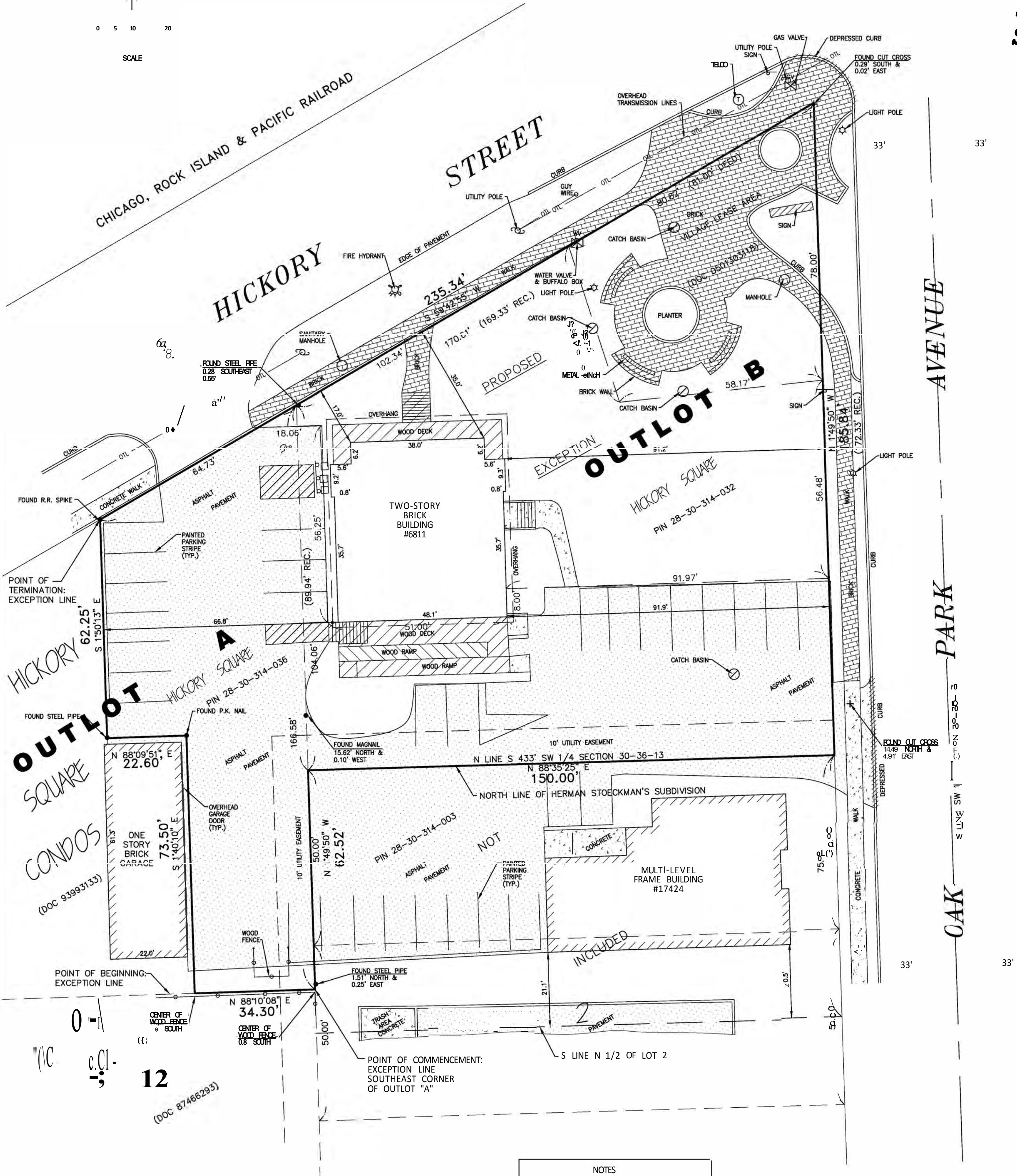
**HICKORY STREET**

**AVENUE**

**PARK**

**OAK**

**174TH PLACE**



PREPARED FOR:  
JAMES G. RICHERT

PREPARED BY:

**LANDMARK**  
ENGINEERING LLC  
DESIGN FIRM REGISTRATION NO. 184-005577  
7808 W. 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

NOTES  
SUBJECT PROPERTY MAY BE ENCUMBERED BY DECLARATION OF CROSS ACCESS EASEMENT FOR INGRESS, EGRESS AND PARKING AND UTILITIES PER DOC 99349143.

SUBJECT PROPERTY AREA  
28,683 SQ. FT. (more or less)



FIELD WORK COMPLETED: 1/18/17  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.  
DATED: 2/27/17

*Richard P. Urchell*

RICHARD P. URCHELL I.P.L.S. No. 3183  
LICENSE RENEWAL DATE: NOVEMBER 30, 2018  
SURVEY No. 17-01-024-PROP

## ATTACHMENT A

*SOUTH  
STREET*



RICHARD P. URCELL I.P.L.S. No. 3183  
 LICENSE RENEWAL DATE: NOVEMBER 30, 2018  
 SURVEY No. 17-01-024-VILLAGE



# PLAN COMMISSION STAFF REPORT

April 6, 2017

## St. Stephen Addition – Site Plan Approval and a Variation for Building Height

17500 84<sup>th</sup> Avenue

### Applicant

Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago)

### Property Location

17500 84<sup>th</sup> Avenue

### PINs

27-35-101-012-0000,  
27-35-101-003-0000

### Zoning

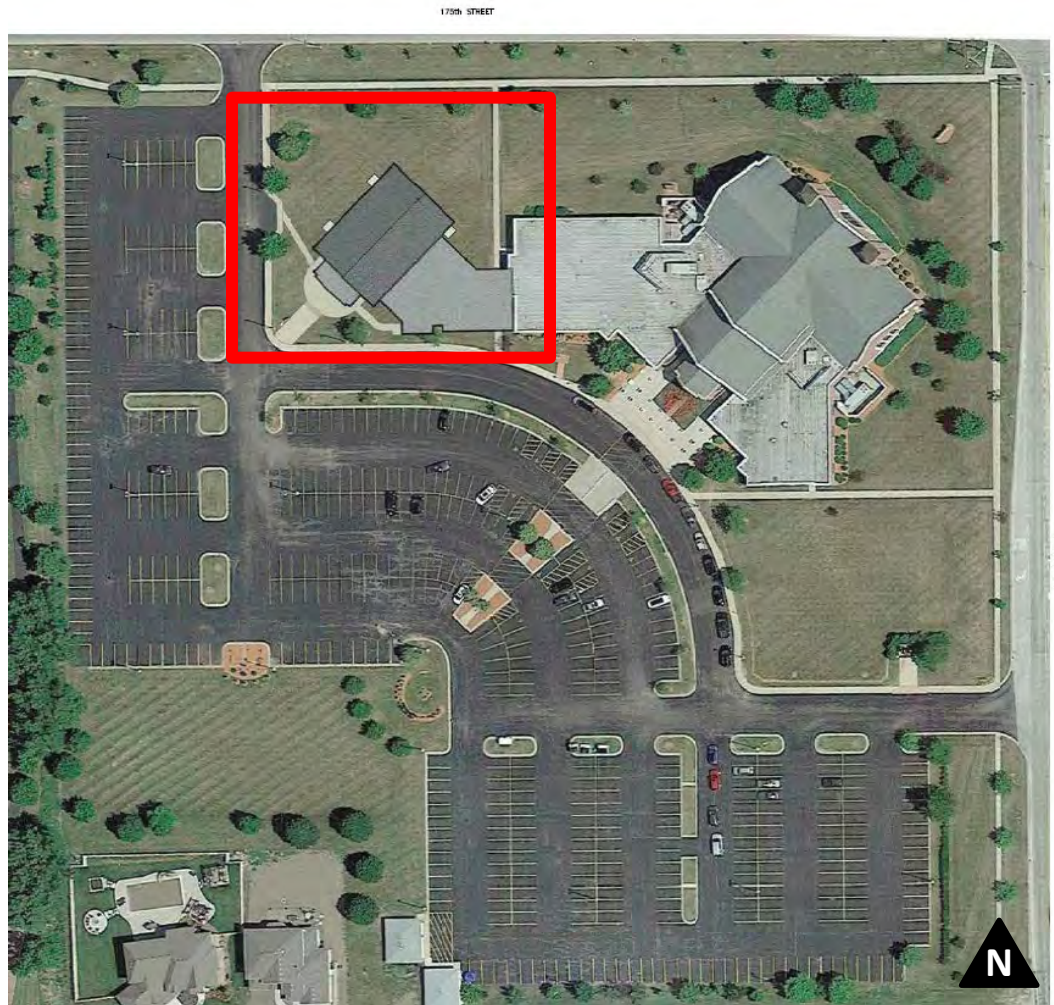
R-3 PD (Single-Family Residential, Planned Unit Development),  
R-1 (Single-Family Residential)

### Approvals Sought

Site Plan Approval and Variation

### Project Planner

Stephanie Kisler, AICP  
Planner I



*Proposed Site Plan*

## EXECUTIVE SUMMARY

The Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), is seeking Site Plan Approval and Variation from the maximum building height in order to construct an addition to the existing building. The proposed 11,530 square foot addition will include a multi-purpose room, youth room, restrooms, storage, and utility rooms.

The requested Variation is a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Applicant to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10"). The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) and the R-1 (Single-Family Residential) Zoning District.

## EXISTING SITE

The site is currently home to the St. Stephen Deacon & Martyr Catholic Church, which was constructed in 2001. The site is located at the southwest corner of 175<sup>th</sup> Street and 84<sup>th</sup> Avenue. According to their website, the church has about 15,000 parishioners and was originally started in late 1999.

The site includes a 37,500 square foot structure, green space, and 467 parking spaces. The existing structure includes a worship area, offices, storage, restrooms, and meeting rooms.



*Aerial Image of the Existing Site*

## ZONING & NEARBY LAND USES

The zoning for the subject parcel is R-3 PD (Single-Family Residential, Planned Unit Development) and R-1 (Single-Family Residential). The site is surrounded by single-family residential uses in all directions.

According to Section V.B. of the Zoning Ordinance, “Churches, convents and similar religious institutions, including rectories and other facilities normally incidental thereto on a site not less than two (2) acres in area” is a permitted use in the R-1 and R-3 Zoning Districts. The combined area of both parcels is about seventeen (17) acres.



*Graphic Showing Nearby Zoning Designations*

The R-3 PD parcel is part of the Radcliffe Place Planned Unit Development per Ordinance 95-O-012 and the Plat of Subdivision dated 2/1/1995; however, the subdivision appears to have been re-platted in 2003 to exclude the St. Stephen property, but the boundary of the PUD was not amended from the original Ordinance. The St. Stephen property was subdivided in 2007 to create three (3) residential lots at the southwest corner of the parcel.



*Graphic Showing 2007 Subdivision to Create Three (3) New Residential Lots*

The configuration of the lots is somewhat awkward and Staff has recommended the property owner re-subdivide their parcels so that the church and associated parking lot be on a single parcel. The church will take this under advisement and consider its benefits against its cost. If the Applicant elects to re-subdivide the property it would be appropriate to dedicate public right-of-way for 84<sup>th</sup> Avenue. Currently the property extends to the middle of the 84<sup>th</sup> Avenue right-of-way.

## PROPOSED SITE PLAN

The Applicant proposes to construct an 11,530 square foot addition to the existing structure. The proposed addition will be used for youth athletic activities (no tournaments), a youth room, auxiliary space, storage, restrooms, utilities, and a warming room.



*Diagram Showing Proposed Addition*

Staff notes that the Applicant is considering an alternate configuration for the entry to the new addition from the parking lot. The Police Department had concerns with the main sidewalk leading into a busy intersection within the parking lot. The Applicant should discuss their plans for the main entry to the proposed addition at the workshop.

## ARCHITECTURE

The Applicant provided color renderings that show 75.48% brick on the exterior elevations. Per the Village's Building Code (Section 305.B.6.a.ii.) "Buildings measuring 3,001- 40,000 square feet should be constructed with a minimum of 75% of exterior materials being face brick with the remaining balance of materials being masonry." The building materials for the addition will match the materials on the existing structure. Staff notes that the rooftop HVAC units will be screened and the screening will match the other existing rooftop unit screening.



*Excerpt from Exterior Elevations*

The Applicant is requesting a Variation from the maximum allowable building height. The proposed addition is forty-four feet, ten inches (44'10") tall and Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance states that thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. The Applicant has noted that the existing structure stands fifty-five feet (55') tall, so the addition would not exceed the height of the main structure. The Applicant is unable to decrease the height of the structure without compromising the functionality of the multi-purpose room.

## LANDSCAPING

The Applicant has noted that a group of parishioners will work together to landscape the areas adjacent to the proposed addition. The Applicant has also agreed to trees to the parking lot islands that no longer have trees.



*Excerpt from the Proposed Landscape Plan*

## LIGHTING

The Applicant provided Photometric Plans and cut sheets which can be found within the meeting packet. The proposed lighting meets Village codes and does not create light spillage beyond the property lines.

## **SUMMARY OF OPEN ITEMS**

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Staff has identified the following open item:

1. Discuss the main entry for the proposed addition. Safety of this access point was a concern from the Police Department.

## **RECOMMENDATION**

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Following a successful workshop, proceed to a Public Hearing at the April 20, 2017 Plan Commission meeting.

## STANDARDS FOR SITE PLAN APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

**LIST OF REVIEWED PLANS**

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Submitted Sheet Name		Prepared By	Date On Sheet
A5	Exterior Elevations	HOH	3/28/2017
AR1	Aerial Composite Plan and Zoning & Parking Calcs.	HOH	3/28/2017
L1	Landscaping Plan	HOH	3/28/2017
	Existing Site Images		2/17/2017
A4.2	Roof Plan Service Rooms	HOH	2/03/2017
	Photometric Plan – North Property Line		No date on submittal
	Site Photometric Plans – Existing and Proposed (2 pages)		No date on submittal
	Light Fixture Data Sheets for Photometric Plan (14 pages)		No date on submittal

*HOH = HOH Architects, Inc.*

## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

FEB 21 2017

**PROJECT NAME:** St. Stephen Parish Center Addition

**LOCATION:** 17500 S. 84th Ave., Tinley Park, IL

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

#### APPLICANT INFORMATION

Name: Kenneth Lindberg

Company: HOH Architects

Mailing Address: 1 North LaSalle St., #700, Chicago, IL 60602

Phone (Office): [REDACTED]

Phone (Cell): [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

#### PROPERTY INFORMATION

Property Address: 17500 S. 84th Ave., Tinley Park, IL

PIN(s): 27-35-101-012-0000

Existing Land Use: Church

Zoning District: R3PD / (R1)

Lot Dimensions: +/- 700' x 700'

Property Owner(s): Archdiocese of Chicago

Mailing Address:

#### APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

11,530 S.F. PARISH CENTER TO EXISTING 37,500 S.F. CHURCH COMPLEX. EXTENSION OF ELECTRIC AND GAS UTILITIES, AND NEW CONNECTIONS TO THE VILLAGE FOR WATER AND SEWER. NEW ACCESSIBILITY DROP-OFF, SITE REGRADING TO IMPROVE DRAINAGE.

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No

☐ Yes:

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

2/17/17

Date

**VILLAGE OF TINLEY PARK**  
**APPLICATION FOR ZONING ORDINANCE VARIANCE**

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

**PETITIONER INFORMATION**

Name: Ken Lindberg

Mailing Address: 1 North La Salle Street

City: Chicago State: IL Zip: 60602

Day Phone: [REDACTED] Evening Phone:

Cell Phone: [REDACTED] Fax Number: [REDACTED]

Email Address: [REDACTED]

Nature of Petitioner's Interest in the property and/or relationship to the owner:  
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).  
Architect

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**PROPERTY INFORMATION**

Street Address: 17500 84th Street

Owners: Archdiocese of Chicago

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**SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):**

An variance to the height of the proposed Parish Center addition from 35' to 44'-10". Note that this proposed structure houses a Multipurpose Room to support the existing adjacent Church, which itself contains peaks in excess of 55'-0".

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.  
For example:

“A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot.”

“A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property.”

“A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property.

**REASON THAT THE VARIANCE IS NEEDED:** (See Examples below)

We would like to extend our roof peak height by approximately 10' to approximately 45', in order to allow sufficient ceiling height clearances in the proposed Multipurpose Room below. This will provide the congregation and community an indoor gymnasium space in which to participate in various forms of sports including basketball, volleyball, badminton, etc.

**Examples of Reasons that the Variance is needed:**

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

---

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: \_\_\_\_\_ Date: 3/28/17

Printed Name: Kenneth C. Lindberg

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**OFFICE USE ONLY:**

Current Zoning on Property \_\_\_\_\_ Present Use \_\_\_\_\_

Notes

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## FINDINGS OF FACT

### ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

One of the primary purposes of the Church's Parish Center addition is to provide a Multipurpose Room to allow for various indoor community activities, including sporting and athletic activities which require significant clear height, including basketball, volleyball, badminton, etc. To provide this required height without use of a sloped roof would have required a flat roof, which would not have been harmonious with the adjacent Church structure which features tall sloped roof forms. The sloped roof form was selected for the addition as it was considered to be more in harmony with the existing structure.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

A potential decrease to the Church's property value compared to its surrounding residential neighboring properties is not the Church's reason for seeking a Variance. Although the Church's property is currently zoned R3PD, the Church property is being used primarily for Assembly, with some incidental Business use; the majority of the neighboring properties are all being used as Residential. These usages should all continue to be compatible without any one having a negative impact on the other neighbors' property values.

- C. Describe how the above difficulty or hardship was created.

The site is currently zoned as R3 PD, but has been a Church property with space designated for future Church expansion for nearly 20 years. While the Church property is directly adjacent to mostly residential properties, it is highly unlikely that any of the Church's remaining property will be converted into residential use in the foreseeable future, and therefore the residential area height restriction seems unnecessarily limiting to the Church's ongoing and intended use. The existing church building has heights exceeding 55', which have not caused any apparent or known hardships to the neighboring properties.

## FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

This request for Variance is unique to this property as this appears to be the only property in this district being used for Assembly occupancy rather than as housing. The gross area of this property also appears to be significantly larger than its neighboring properties. It is unlikely that any other properties in the district will be interested in constructing an indoor gymnasium in a way so as to support both functionally and aesthetically an existing church building.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The mission of the Church is to support the surrounding community, not to maximize financial gain. It is a non-for-profit organization, and is only seeking the Variance in order to provide an additional amenity to the local community in the form of a meeting facility with some special features, which include an indoor gymnasium.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

The existing church building has heights exceeding 55', which have not been known to be detrimental nor injurious to other properties in the surrounding neighborhood. The requested Variance is for a roof peak height that is approximately 10' less than that of the existing building.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

The Church has now been in existence at this location for approximately 16 years, and has operated in harmony with the surrounding neighborhood since opening. The property is used primarily as a house of worship, with some classrooms and administrative office use; the majority of the neighboring properties are all houses. Construction of the Parish Center Addition is for the same congregation and community that the Church has served since it was built, and will therefore not negatively alter the essential character of this locality.

## FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

The proposed addition will be set back from the property lines by distances well in excess of those required by zoning. The Variance is to increase the height of the roof by about 10' in a very limited portion of the addition. The construction of the Parish Center addition should not have any impact on the supply of light and air to any adjacent properties whatsoever.

2. Substantially increase the congestion of the public streets.

The Variance is for height only and has no relation to congestion of public streets. However, it can be noted that while the proposed addition increases the overall footprint of the building, it will still be serving the same congregation, who will for the most part either be using the existing portion or the new portion of the building at any given time, and therefore there is no real increase to the population of the site.

3. Increase the danger of fire.

The requested 10' of additional building height will not increase any danger of fire; the increased vertical volume is unoccupied space, only accommodating structural members, some ductwork, and mostly just clear ceiling height to allow for the functionality of the gymnasium space.

4. Impair natural drainage or create drainage problems on adjacent property.

The requested increase in height has no direct impact on building or drainage, as it does not change the footprint of the building at all.

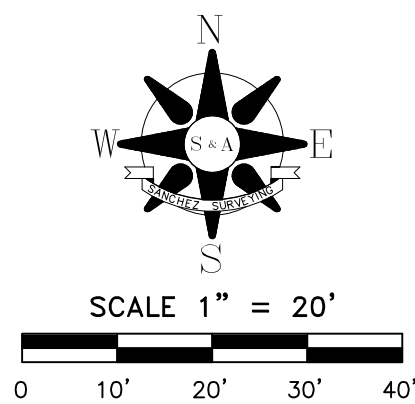
5. Endanger the public safety.

The requested increase in height has no direct impact on public safety, as the area with the increased height is entirely unoccupied.

6. Substantially diminish or impair property values within the neighborhood.

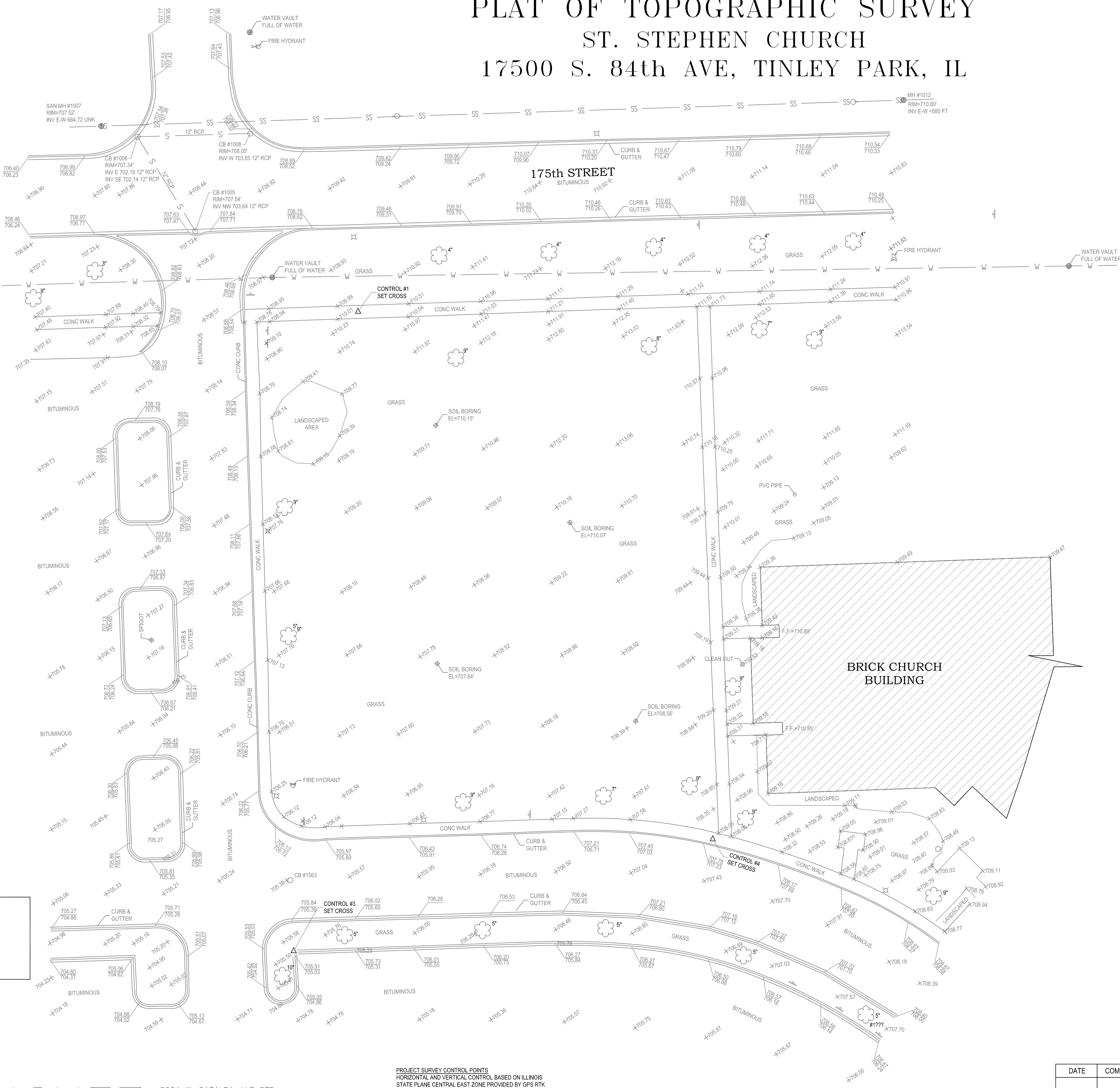
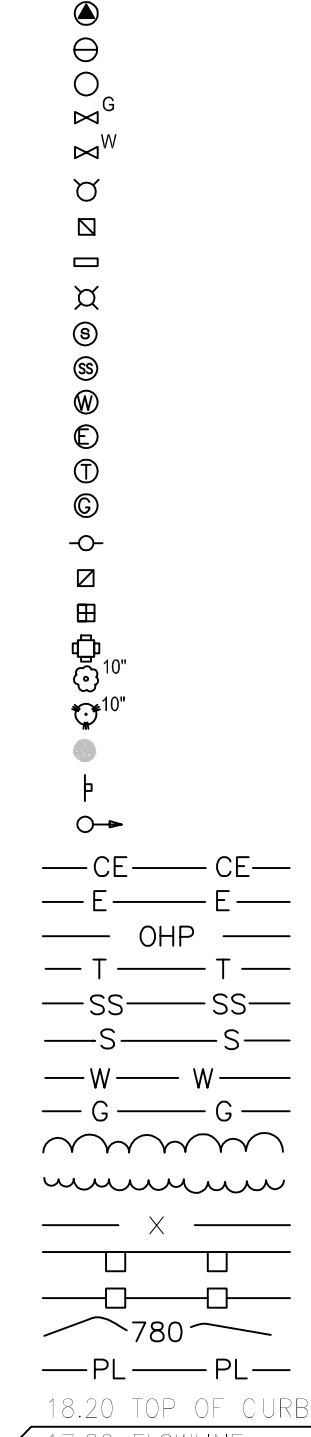
The request to increase the height of the building to approximately 45'. The existing church building has heights exceeding 55', which have not caused any apparent or known hardships to the neighboring properties, or property values.

PLAT OF TOPOGRAPHIC SURVEY  
ST. STEPHEN CHURCH  
17500 S. 84th AVE, TINLEY PARK, IL

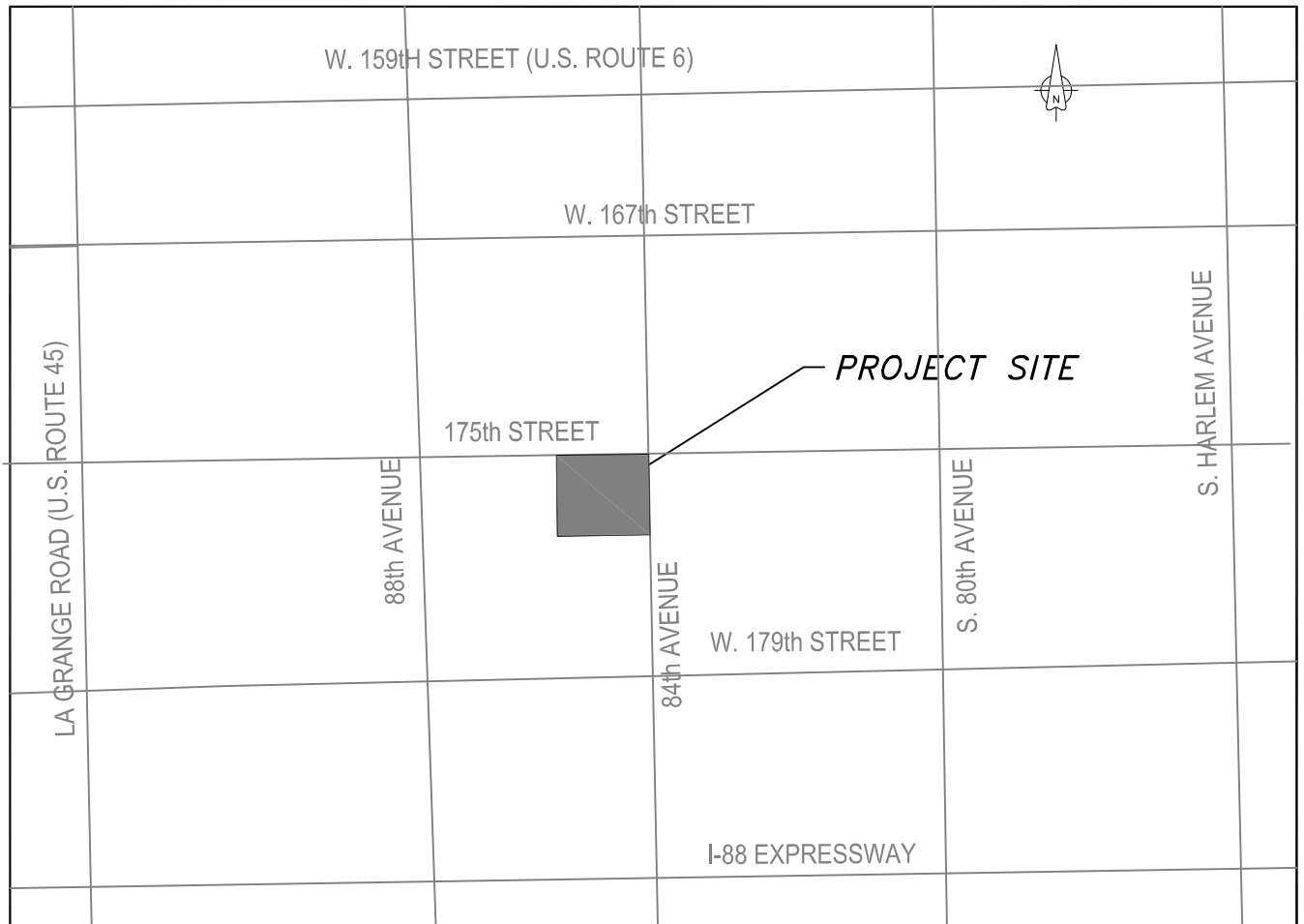


TOPOGRAPHIC LEGEND

- BUFFALO BOX - GAS
- BUFFALO BOX - WATER
- CATCH BASIN
- VALVE - GAS
- VALVE - WATER
- FIRE HYDRANT
- HANDHOLE
- INLET
- LIGHT POLE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VAULT
- ELECTRIC VAULT
- GAS VAULT
- UTILITY POLE
- SPLICE BOX ABOVE GROUND
- TELEPHONE SPLICE BOX
- TRAFFIC SIGNAL
- DECIDUOUS TREE / DIAMETER
- EVERGREEN TREE / DIAMETER
- BUSH
- TRAFFIC SIGN
- DOWN SPOUT-FLOW
- CITY ELEC. (UNDERGROUND)
- ELECTRIC CABLE (UNDERGROUND)
- AERIAL POWER
- TELEPHONE CABLE
- SANITARY SEWER
- STORM SEWER
- WATER DISTRIBUTION
- GAS LINE
- VEGETATION LINE
- WOODS & BUSH LINE
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- EXISTING CONTOUR
- PROPERTY LINE
- CURB ELEVATIONS



LOCATION MAP  
NOT TO SCALE



CLIENT: HOH ENGINEERS, LTD  
JOB NO. SA\_16-13  
DRAWING: 16-13 ST STEPHEN CHURCH.DWG  
ORDERED BY:

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, GERARDO P. SANCHEZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3486, DO HEREBY CERTIFY THAT THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THIS DRAWING IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL MEASUREMENTS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

FIELDWORK COMPLETED ON MAY 14, 2016

DATED THIS 27th DAY OF MAY, 2016 AT CHICAGO, ILLINOIS.

Gerardo P. Sanchez  
GERARDO P. SANCHEZ - ILLINOIS PROFESSIONAL  
LAND SURVEYOR NUMBER 35-3486  
LICENSE EXPIRATION DATE 11/30/2016  
DESIGN FIRM NUMBER: 184-004601



PROJECT SURVEY CONTROL POINTS  
HORIZONTAL AND VERTICAL CONTROL BASED ON ILLINOIS  
STATE PLANE CENTRAL EAST ZONE PROVIDED BY GPS RTK  
COORDINATES  
CP 1 N 1787246.90 E 1123468.95 ELEV = 710.14  
CP 2 N 1787262.95 E 1130751.49 ELEV =  
CP 3 N 1787006.05 E 1123464.70 ELEV = 705.52  
CP 4 N 1787048.16 E 1123622.82 ELEV = 708.88

REVISIONS

DATE	COMMENTS

SANCHEZ  
8604 W. CATALPA AVE STE  
912 CHICAGO, IL 60656  
PHONE 773-444-0144  
FAX 847-232-3104

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

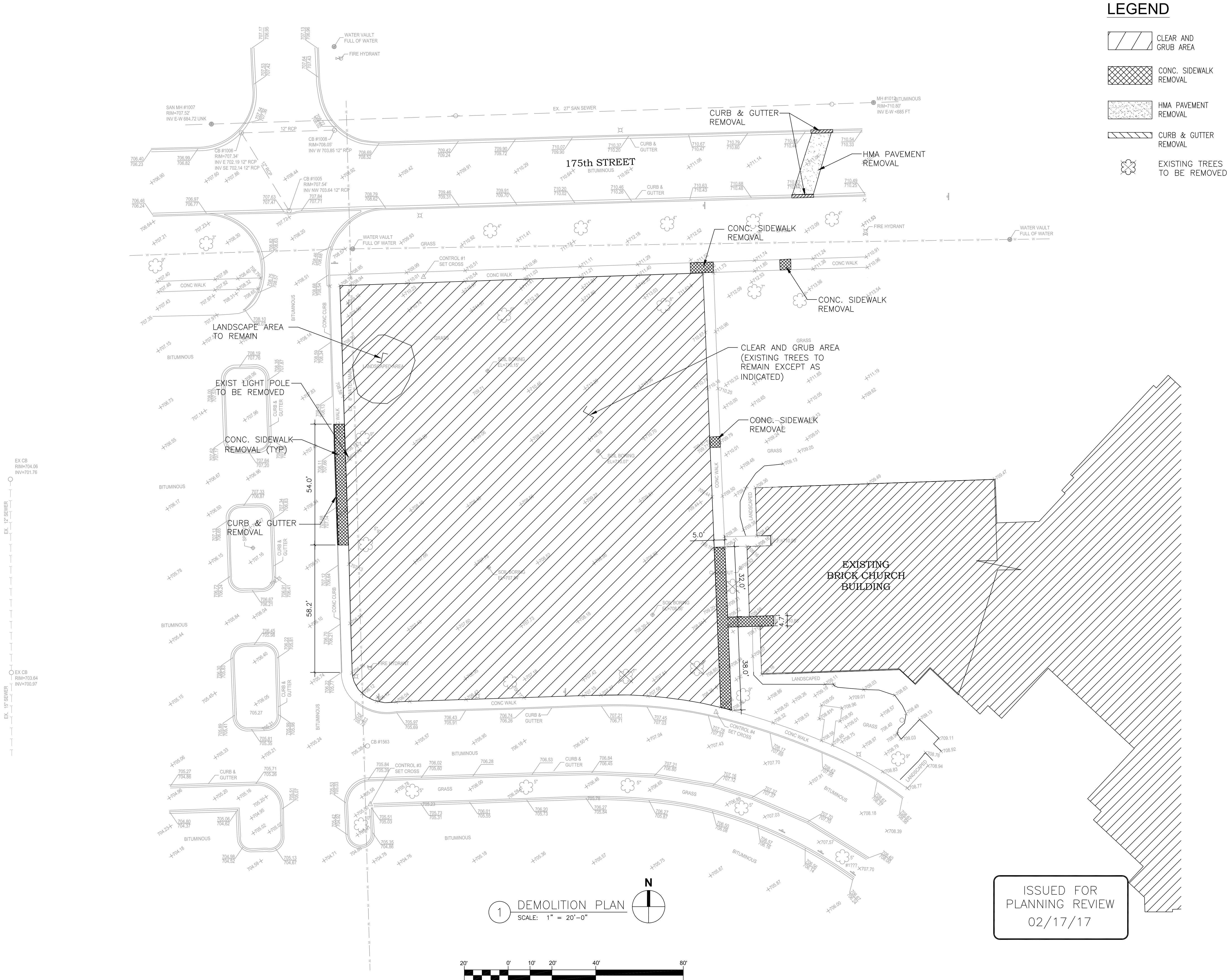
SHEET NO.

# C1

## LEGEND

DOOF





**ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION**

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

**HOH**  
ARCHITECTS, INC.  
One North LaSalle Street  
Chicago, Illinois 60602  
312.546.8131

1	02.03.17	ISSUED FOR PERMIT
0	08.15.16	ISSUED FOR BID
NO:	DATE:	REVISION:
DRAWN BY:	JS	
DESIGN BY:	BAP/JS	
PROJECT MANAGER:	BAP	
CHECKED BY:	FCO	
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DATE:		
PROJECT NUMBER:	4625	
DRAWING TITLE:	DEMOLITION PLAN	
SHEET NO.	C2	

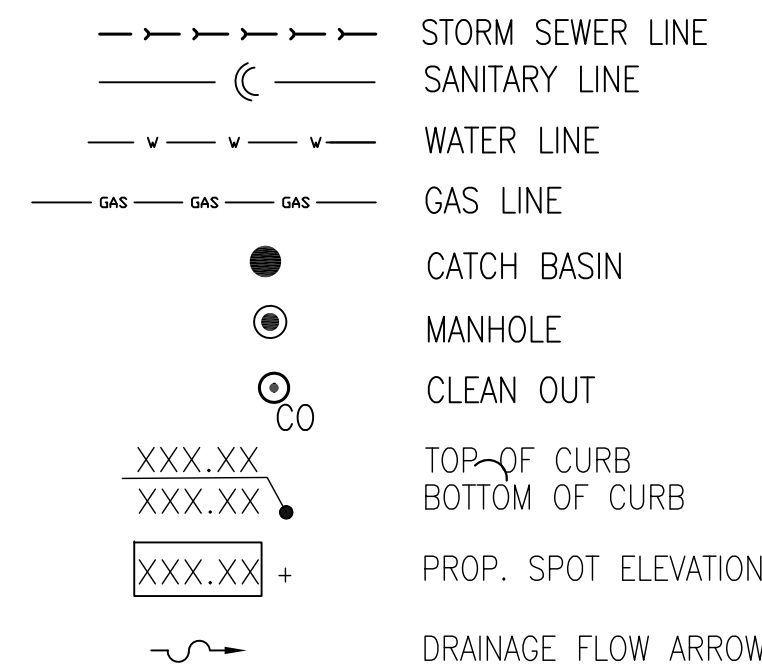
17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

SHEET NO.

C3

6" INV=703.91(SW)

## LEGEND

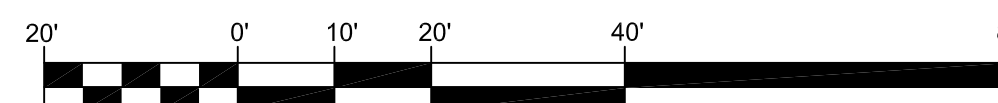
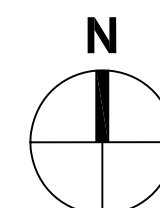


S.NO.	STRUCTURE NO.	NORTHING	EASTING
1	CB-1	1787144.11	1123603.20
2	CB-2	1787218.97	1123583.74
3	CB-3	1787210.87	1123500.30
4	MH-1	1787156.33	1123468.93

(RECONSTRUCT  
CB)  
RIM=704.06  
INV=701.76  
12"  
INV=701.76(E)

NOTE 1. WHEN INSTALLING WATER MAIN, VERIFY 18" OF VERTICAL CLEARANCE FROM THE SANITARY PIPE AND AS PER IEPA REQUIREMENTS. SEE DETAIL SHEET C4.6

1 GRADING & UTILITIES PLAN  
SCALE: 1" = 20'-0"



ISSUED FOR  
PLANNING REVIEW  
02/17/17

1	02.03.17	ISSUED FOR PERMIT
0	08.15.16	ISSUED FOR BID
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DESIGN BY:		BAP/JS
PROJECT MANAGER:		BAP
CHECKED BY:		FCO

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DATE:  
PROJECT NUMBER: **4625**  
DRAWING TITLE:

## GRADING AND UTILITIES PLAN

PLOT DATE : Feb 17, 2017 -- 10:42am  
FILE NAME : H:\Projects\4625\Drawings\Civil\C-sheets\C3.1 Sediment & Erosion Control Plan.dwg

DRAINAGE MAINTENANCE GUIDELINES NOTES:

EROSION CONTROL BLANKET MAINTENANCE GUIDELINES

REPAIR DAMAGE DUE TO WATER RUNNINGBENEATH THE BLANKET AND RESTORE ECBs WHEN DISPLACEMENT OCCURES. RESEEDING MAY BE NECESSARY.

REPLACE ALL DISPLACED ECBs AND RESTAPLE.

PERIMETER EROSION BARRIER MAINTENANCE GUIDELINES

REPAIR TEARS, GAPS OR UNDERMINING. RESTORE LEANING PEB AND ENSURE TAUT.

REPAIR OR REPLACE ANY MISSING OR BROKEN STAKES IMMEDIATELY.

CLEAN PEB ONCE FINAL STABILIZATION ESTABLISHES SINCE PEB IS NO LONGER NECESSARY AND SHOULD BE REMOVED.

REPAIR PEB IF UNDERMINING OCCURS ANYWHERE ALONG ITS ENTIRE LENGTH.

STORM DRAIN INLET PROTECTION MAINTENANCE GUIDELINES

REMOVE SEDIMENT FROM INLET FILTER BASKET WHEN BASKET IS 25% FULL OR 50% OF THE FABRIC PORES ARE COVERED WITH SILT.

REMOVE PONDED WATER ON ROAD SURFACES IMMEDIATELY.

CLEAN FILTER IF STANDING WATER IS PRESENT LONGER THAN ONE HOUR A RAIN EVENT.

CLEAN SEDIMENT OR REPLACE SILT FENCE AND STRAW BALE INLET PROTECTION WHEN SEDIMENT ACCUMULATES TO ONE-THIRD THE HEIGHT OF THE FABRIC.

REMOVE TRASH ACCUMULATED AROUND OR ON TOP OF PRACTICE.

WHEN FILTER IS REMOVED FOR CLEANING, REPLACE FILTER IF ANY TEAR IS PRESENT.

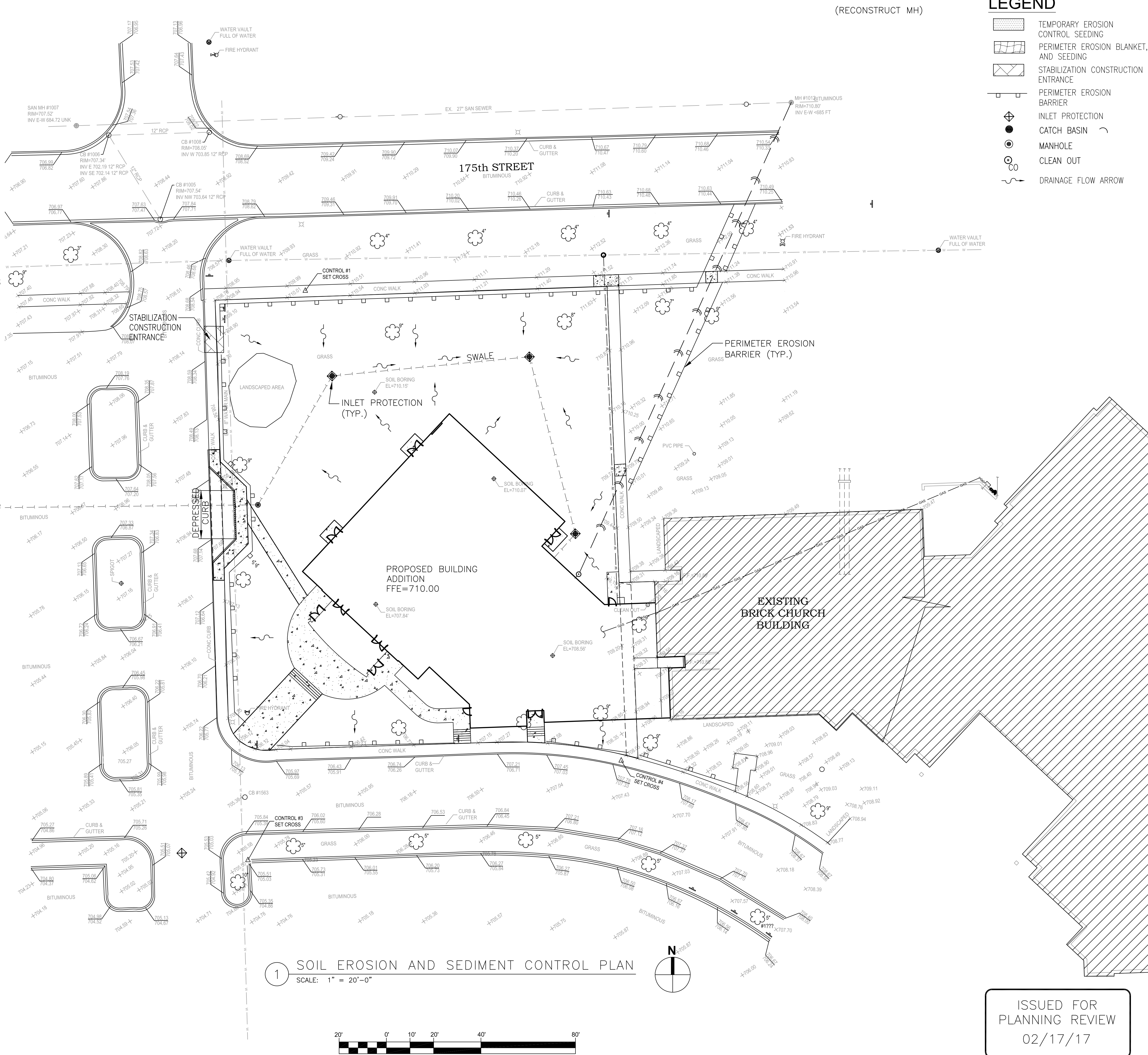
STABILIZED CONSTRUCTION EXITS MAINTENANCE GUIDELINES

REPLENISH STONE OR REPLACE EXIT IF VEHICLES CONTINUE TO TRACK SEDIMENT ONTO THE ROADWAY FROM THE CONSTRUCTION SITE.

SWEEP SEDIMENT ON ROADWAY FROM CONSTRUCTION ACTIVITIES IMMEDIATELY.

ENSURE CULVERTS ARE FREE FROM DAMAGE.

USE STREET SWEEPING IN CONJUNCTION WITH THIS BMP TO REMOVE SEDIMENT NOT REMOVED BY STABILIZED CONSTRUCTION EXIT.



ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

1	02.03.17	ISSUED FOR PERMIT	
0	08.15.16	ISSUED FOR BID	
NO:	DATE:	REVISION:	
DRAWN BY:		JS	
DESIGN BY:		BAP/JS	
PROJECT MANAGER:		BAP	
CHECKED BY:		FCO	
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DATE:			
PROJECT NUMBER:		4625	
DRAWING TITLE:			
SOIL EROSION AND SEDIMENT CONTROL PLAN			
SHEET NO.			
C3.1			

ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487



1 AERIAL COMPOSITE PLAN  
SCALE: 1/64" = 1'-0"



NO:	DATE:	REVISION:
DRAWN BY:	LMD	
DESIGN BY:	LMD/KCL	
PROJECT MANAGER:	KCL	
CHECKED BY:	FCO	
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DATE:	5/27/16	
PROJECT NUMBER:	4625	
DRAWING TITLE:		
AERIAL COMPOSITE PLAN AND ZONING & PARKING CALCS.		
SHEET NO.		
AR1		

ZONING ANALYSIS TABLE				
ITEM	EXISTING	PROPOSED	TOTAL	REMARKS
LAND AREA	+/-490,000 S.F.		+/-490,000 S.F.	
BUILDING AREA	37,500 S.F.	11,530 S.F.	49,030 S.F.	
SETBACKS				
FLOOR AREA RATIO (FAR)	+/-0.0765		+/-0.10	
HEIGHT OF BUILDINGS	52'-0"	44'-10"		
PERCENTAGE OF GREENSPACE			45.3%	
PARKING SPACES	467	0	467	

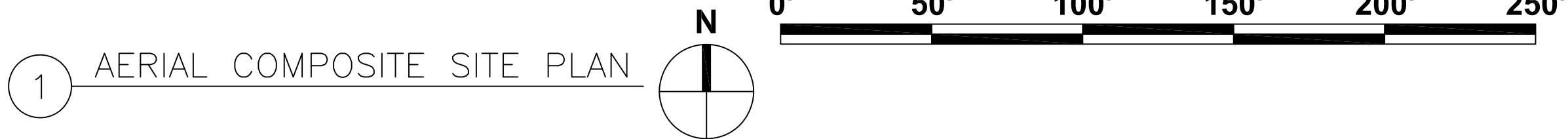
PARKING CALCULATIONS			
AREA	QUANTITY	RATE	SPACES REQUIRED
EXISTING WORSHIP AREA	1595 L.F. OF SEATING	1 SPACE PER 7.5 L.F.	213
EXISTING CHOIR	58 SEATS	1 SPACE PER 4 SEATS	15
EXISTING CHURCH OFFICES (EAST)	5,828 S.F.	1 SPACE PER 250 S.F.	23
EXISTING CHURCH OFFICES & MEETING ROOMS (WEST)	11,304 S.F.	1 SPACE PER 250 S.F.	45
PROPOSED MULTIPURPOSE ROOM	160 SEATS	1 SPACE PER 4 SEATS	40
PROPOSED MEETING AND SUPPORT ROOMS	5,828 S.F.	1 SPACE PER 250 S.F.	22
TOTAL SPACES			355
EXISTING SPACES (INCLUDING ACCESSIBLE)			467

ISSUED FOR  
PLANNING REVIEW  
02/17/17

PLOT DATE : Mar 28, 2017 - 10:23am  
FILE NAME : H:\Projects\4625\Drawings\Architectural\A-sheets\AR1 - SITE PLAN RW rev 3.dwg

ZONING ANALYSIS TABLE				
ITEM	EXISTING	PROPOSED	TOTAL	REMARKS
LAND AREA	+/-490,000 S.F.		+/-490,000 S.F.	
BUILDING AREA	37,500 S.F.	11,530 S.F.	49,030 S.F.	
SETBACKS				
FLOOR AREA RATIO (FAR)	+/-0.0765		+/-0.10	
HEIGHT OF BUILDINGS	52'-0"	44'-10"		
PERCENTAGE OF GREENSPACE			45.3%	
PARKING SPACES	467	0	467	

PARKING CALCULATIONS			
AREA	QUANTITY	RATE	SPACES REQUIRED
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TOTAL SPACES			355
EXISTING SPACES (INCLUDING ACCESSIBLE)			467



ISSUED FOR  
PLANNING REVIEW  
03/28/17

ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

HOH

ARCHITECTS, INC.

One North LaSalle Street  
Chicago, Illinois 60602  
312.346.8131

NO:    DATE:    REVISION:

DRAWN BY:    LMD

DESIGN BY:    LMD/KCL

PROJECT MANAGER:    KCL

CHECKED BY:    FCO

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DATE:    5/27/16

PROJECT NUMBER:    4625

DRAWING TITLE:

AERIAL  
COMPOSITE PLAN  
AND ZONING &  
PARKING CALCS.

SHEET NO.  
AR1

PLOT DATE : Mar 28, 2017 - 11:24am  
FILE NAME : H:\Projects\4625\Drawings\Architectural\A-sheets\L1 - Landscaping Plan.dwg

- NOTES:
1. ALL EXISTING TREES TO REMAIN EXCEPT FOR (3) SMALL TREES (NOT SHOWN THAT ARE DIRECTLY IN THE FOOTPRINT OF THE PROPOSED BUILDING.
  2. LANDSCAPING AROUND FOUNDATIONS AND ON ISLANDS IN PARKING LOT TO BE SIMILAR TO EXISTING, AND TO BE PROVIDED BY DONORS UNDER SEPARATE ARRANGEMENTS.

EXISTING LIGHT POLE TO BE RELOCATED TO MAKE WAY FOR PROPOSED DROP-OFF.

PROPOSED NEW DROP-OFF AREA AND CURB CUTS

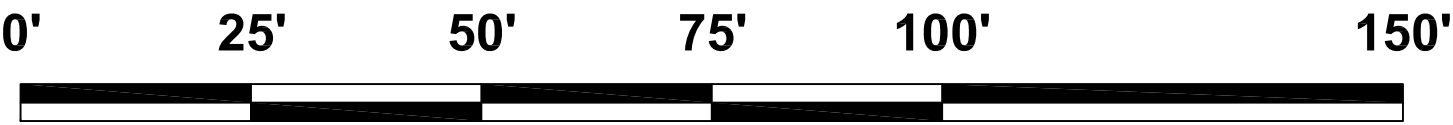
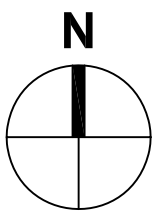
ALTERNATE CONFIGURATION OF PROPOSED NEW MAIN ENTRY SIDEWALK IS CURRENTLY UNDER CONSIDERATION.

PORTION OF EXISTING SIDEWALK TO BE REMOVED, AREA TO BE REGRADED AND SEEDED.

NEW LANDSCAPING SCOPE AREA LIMITED TO APPROXIMATE BOUNDARY SHOWN BY DASHED LINE; EXISTING GRASS WILL BE RE-SEEDED AFTER AREA WITHIN BOUNDARY HAS BEEN REGRADED TO ACHIEVE A NEW BIOSWALE FOR IMPROVED DRAINAGE, AND AS NECESSARY TO PROVIDE COMPLIANT SIDEWALK SLOPES.



1 LANDSCAPING PLAN



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PLANNING REVIEW  
03/28/17



ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

NO:	DATE:	REVISION:
DRAWN BY: LMD		
DESIGN BY: LMD/KCL		
PROJECT MANAGER: KCL		
CHECKED BY: FCO		
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DATE:	3/28/17	
PROJECT NUMBER:	4625	
DRAWING TITLE:		
LANDSCAPING PLAN		
SHEET NO.		
L1		

PLOT DATE : Feb 02, 2017 - 8:52am  
FILE NAME : H:\Projects\4625\Drawings\Architectural\A-sheets\A4-2 Roof Plan - Service Rooms.dwg

**ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION**

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

2	02.03.17	ISSUED FOR PERMIT
1	09.15.16	ADDENDUM 1
0	08.15.16	ISSUED FOR BID
NO:	DATE:	REVISION:
DRAWN BY:	LMD	
DESIGN BY:	LMD/KCL	
PROJECT MANAGER:	KCL	
CHECKED BY:	FCO	

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DATE: 5/26/16  
PROJECT NUMBER: 4625

DRAWING TITLE:  
**ROOF PLAN  
SERVICE ROOMS**

SHEET NO.  
**A4.2**

SLOPE TO GUTTER AND DOWNSPOUTS

SLOPE TO GUTTER AND DOWNSPOUTS

SLOPE TO DRAIN

FOR LIGHTNING PROTECTION AT PERIMETER, SEE ELECTRICAL SHEET E.05, TYP.

MECHANICAL SCREENS TO MATCH SCREENS ON EXISTING BUILDING, TYP.; COORD. SUPPORT ROOF PENETRATIONS WITH ROOF FRAMING BELOW.

ROOF DRAIN WITH OVERFLOW, TYP. - SEE PLUMBING

SLOPE TO DRAIN

PROVIDE BUILDING EXPANSION JOINT AT INTERFACE WITH EXISTING BUILDING.

DOWNSPOUT LOCATIONS FROM PITCHED ROOF ABOVE, TYP. DOWNSPOUTS TO DISCHARGE ONTO SPLASHBLOCKS ( NOT SHOWN) AT THIS ROOF LEVEL.

SLOPE TO DRAIN

ROOFTOP MECHANICAL UNITS, TYP. - SEE MECHANICAL

EXHAUST FAN AND VENT PIPING, TYP. - SEE MECHANICAL

WALLS BELOW SHOWN DASHED, TYP.

MECHANICAL SCREENS TO MATCH SCREENS ON EXISTING BUILDING, TYP.; COORD. SUPPORT ROOF PENETRATIONS WITH ROOF FRAMING BELOW.

DOWNSPOUTS TO DISCHARGE ONTO SPLASHBLOCKS AT LOWER FLAT ROOF, TYP. THIS SIDE

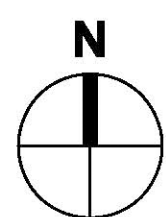
PROVIDE +/- 1" DEEP DEPRESSION IN ROOF INSULATION TO FORM A 36"x36" SUMP AT DRAIN, TYP.

SLOPE TO DRAIN

NEW ADDITION  
EXISTING BUILDING

ISSUED FOR PERMIT

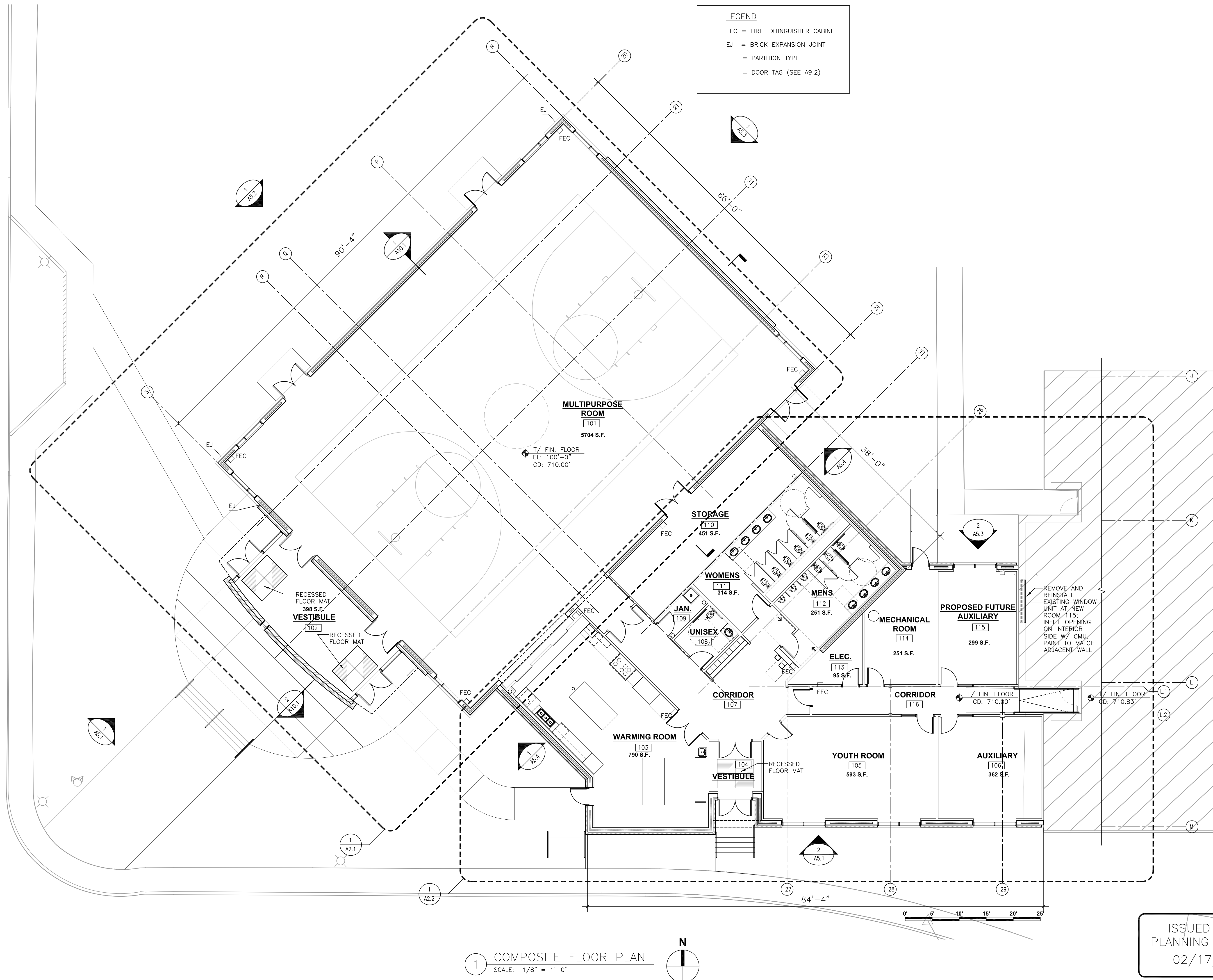
02/03/17



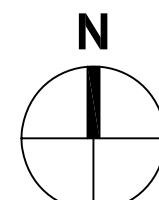
1 ROOF PLAN - SERVICE ROOMS  
SCALE: 1/4" = 1'-0"



PLOT DATE : Feb 17, 2017 - 12:38pm  
FILE NAME : H:\Projects\4625\Drawings\Architectural\A-sheets\SITE PLAN RWM A1 & AR1 Plans.dwg



1 COMPOSITE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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02/17/17



ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION

17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

2	02.03.17	ISSUED FOR PERMIT
1	09.15.16	ADDENDUM 1
0	08.15.16	ISSUED FOR BID
NO:	DATE:	REVISION:
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DESIGN BY:	LMD/KCL	
PROJECT MANAGER:	KCL	
CHECKED BY:	FCO	

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DATE: 5/27/16  
PROJECT NUMBER: 4625  
DRAWING TITLE:  
GROUND FLOOR  
COMPOSITE PLAN

SHEET NO.  
A1

**ST. STEPHEN  
DEACON AND MARTYR CATHOLIC CHURCH  
PARISH CENTER ADDITION**

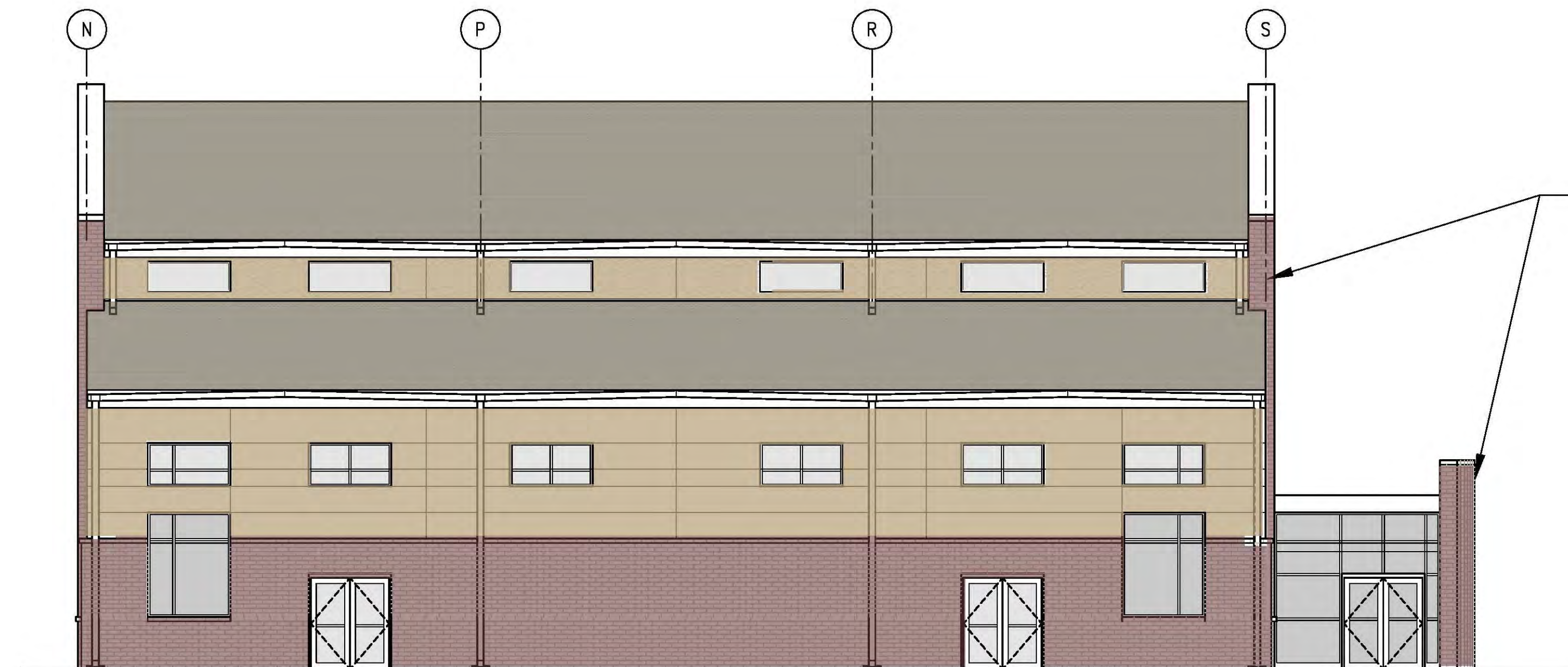
17500 SOUTH 84TH AVENUE  
TINLEY PARK, IL 60487

2	02.03.17	ISSUED FOR PERMIT
1	09.15.16	ADDENDUM 1
0	08.15.16	ISSUED FOR BID
NO:	DATE:	REVISION:
DRAWN BY:	LMD	
DESIGN BY:	LMD/KCL	
PROJECT MANAGER:	KCL	
CHECKED BY:	FCO	

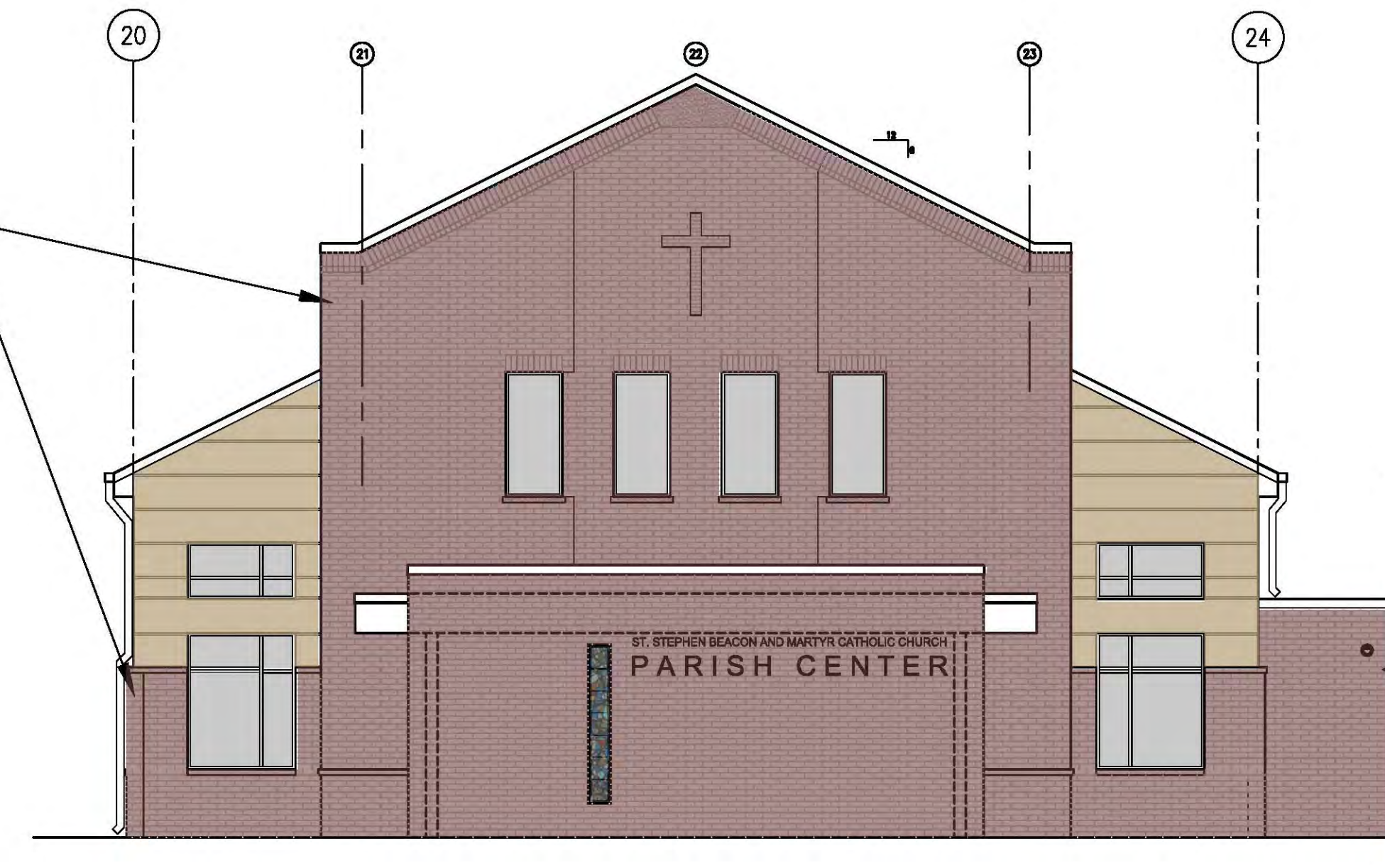
© 2017 HOH ARCHITECTS INC.  
DATE: 5/27/16  
PROJECT NUMBER: **4625**

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

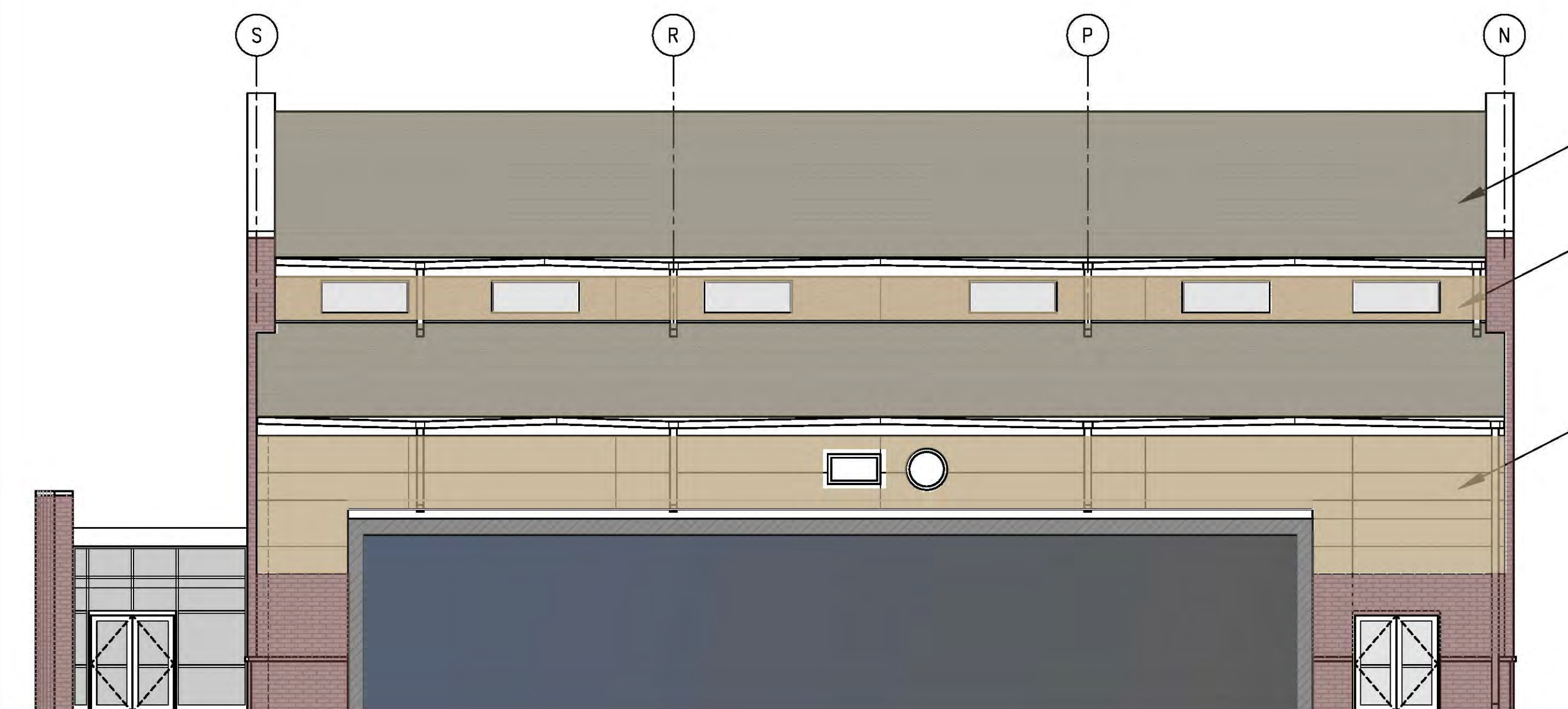
SHEET NO.  
**A5**



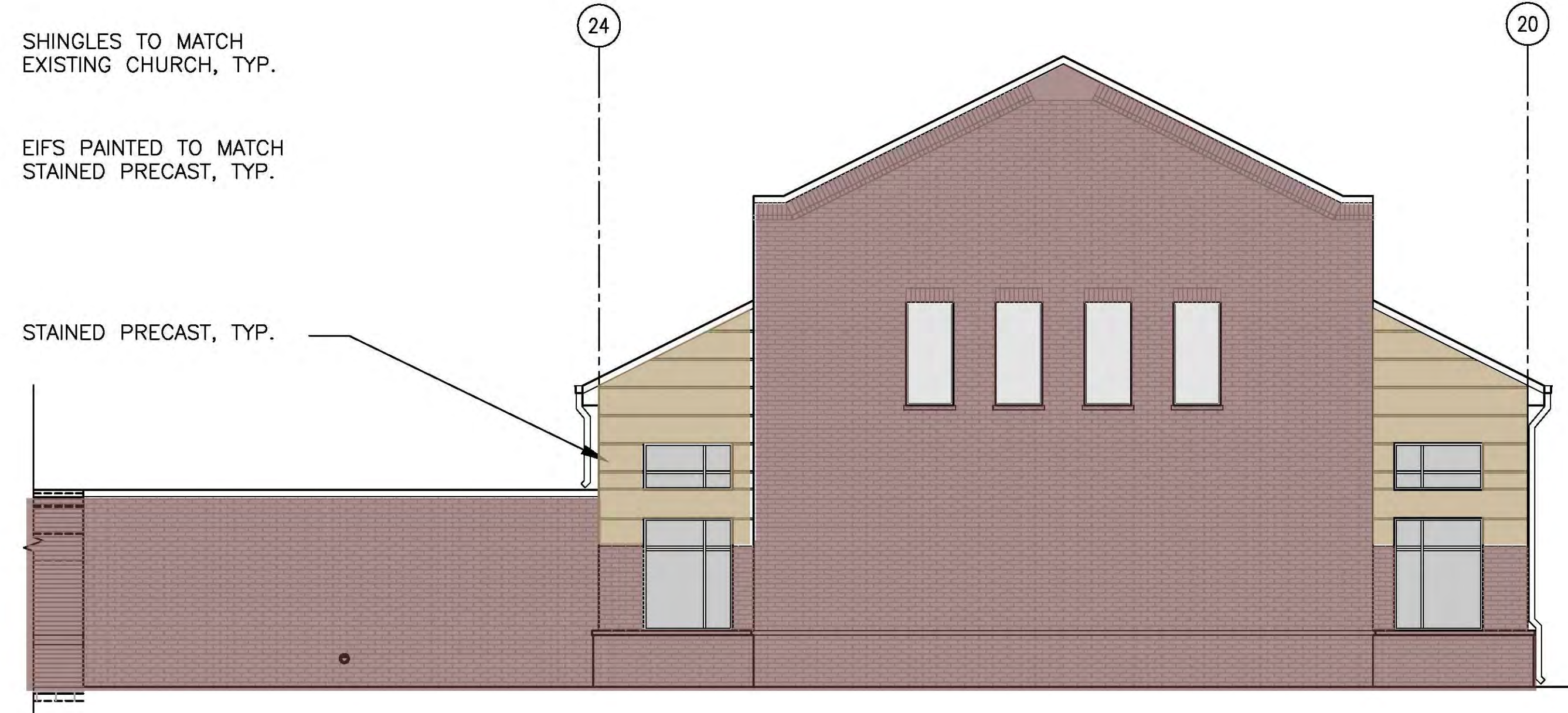
2 SOUTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"



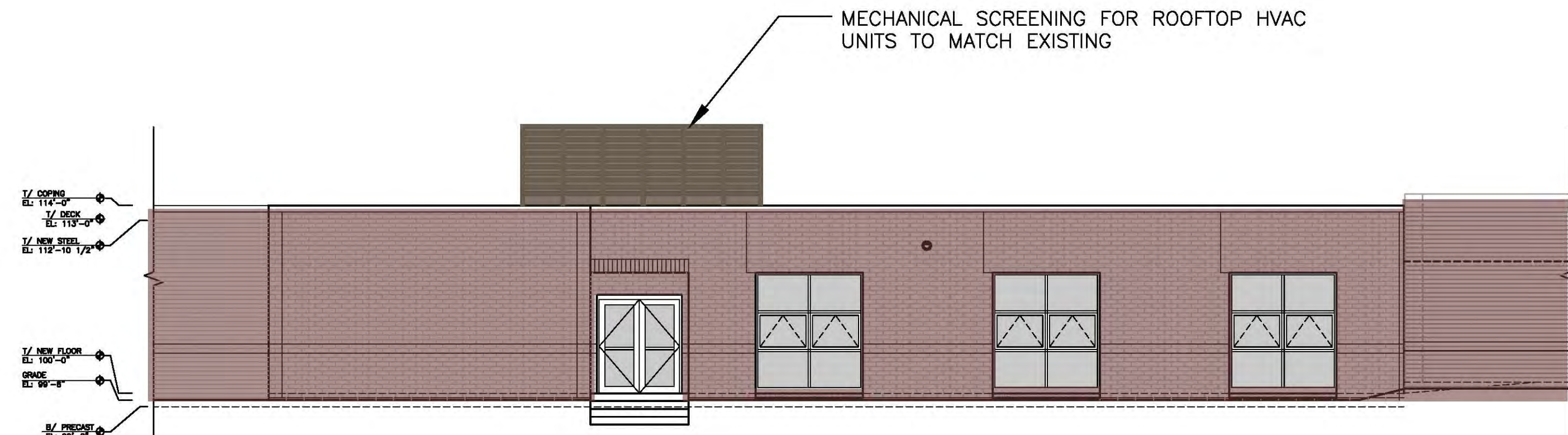
4 SOUTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"

**Scheme 4**

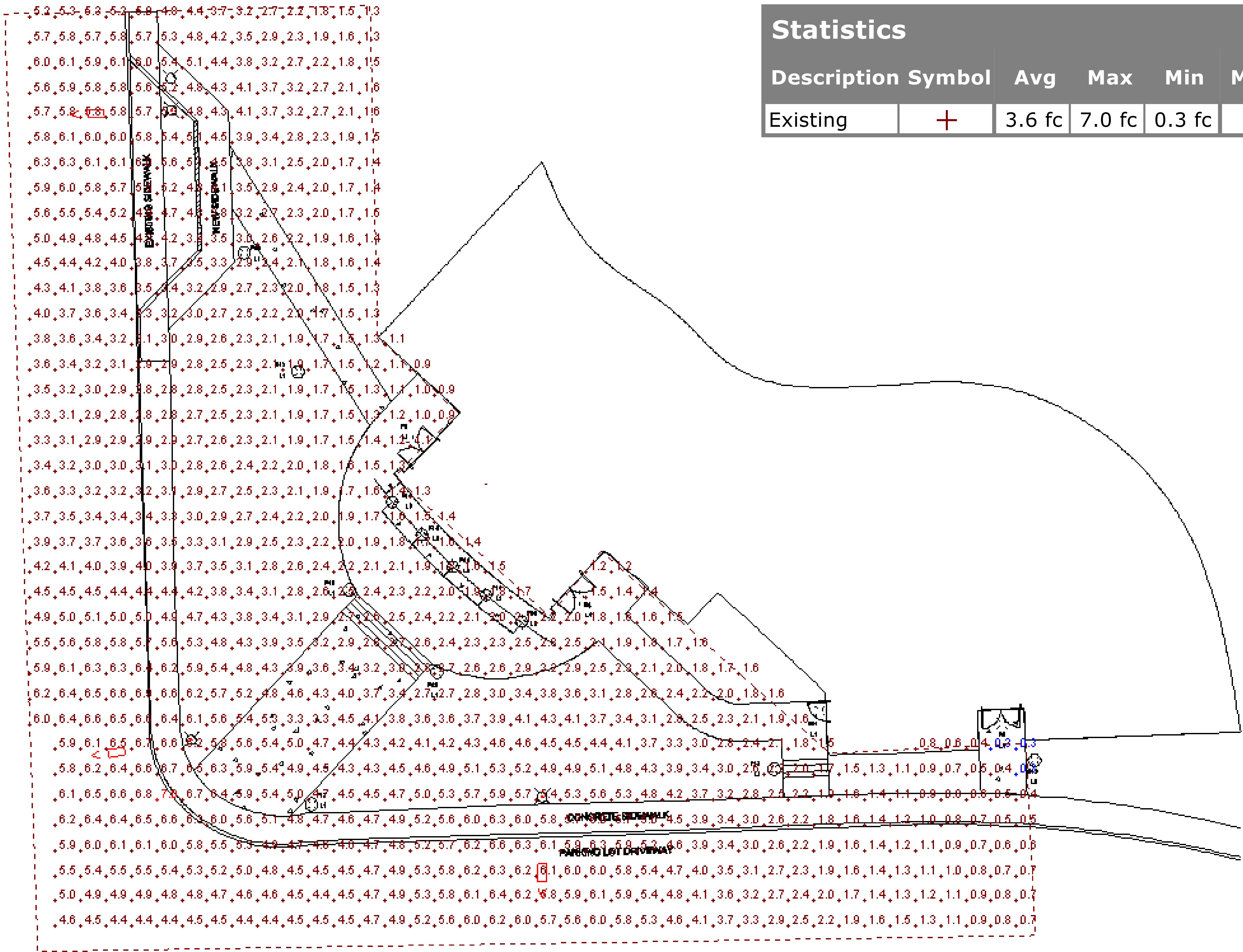
Elevation ID	Total area of opaque wall S.F.	Total area of face brick S.F.	Face brick % of elevation S.F.	Brick area short of 75% S.F.	Face brick % of addition S.F.
1 - SW	1972	1728	87.63%	(249.00)	
2 - NW	1792	847	47.27%	497.00	
3 - NE	2003	1765	88.12%	(262.75)	
4 - SE	1001	270	26.97%	480.75	
5 - SW	325	325	100.00%	(81.25)	
6 - W	115	115	100.00%	(28.75)	
7 - S	907	907	100.00%	(226.75)	
8 - N	193	193	100.00%	(48.25)	
9 - NE	493	493	100.00%	(123.25)	
Total	8801	6643		(42.25)	75.48%



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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03/28/17

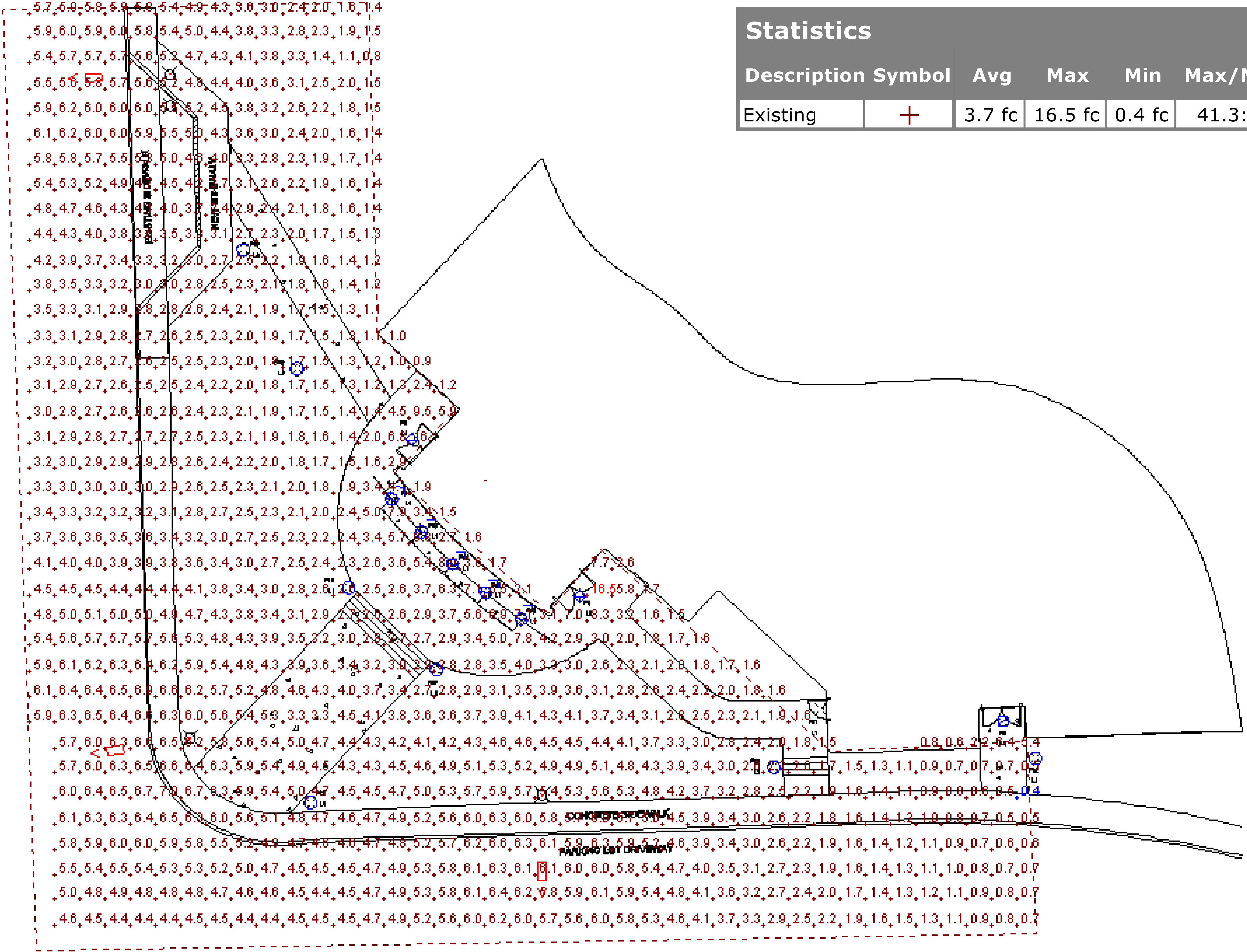
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Existing	+	3.6 fc	7.0 fc	0.3 fc	23.3:1	12.0:1

Current View

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
+	A	3	GE LIGHTING SOLUTIONS www.gelightingsolutions.com	M_CL40S____GSC3_	M-400 CUTOFF	1; 400W HPS, CLEAR ED18, HORZ	1	ge450102_tcm201-62410.ies	51000	1	468



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Existing	+	3.7 fc	16.5 fc	0.4 fc	41.3:1	9.3:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
+	A	3	GE LIGHTING SOLUTIONS www.gelightingsolutions.com	M_CL40S____GSC3_	M-400 CUTOFF	1, 400W HPS, CLEAR ED18, HORIZ	1	ge450102_1cm201-62410.ies	51000	1	468
○	B	7	Lithonia Lighting	KB08 LED 16C 700 40K SYM MVOLT	KB08 WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	KB08_LED_16C_700_40K_SYM_MVOLT - 1.ies	2947.281	1	39
◻	C	3	GE Lighting Solutions	Reflector: RD16MSDXX Fixture: D16R10XXXXXXX	Infusion DLM Fixture 6in Square Medium	Infusion DLM 1000 Lumens	1	D16S10XXXXXXX_RD16MSDXX_1cm201-81955.ies	967	1	18
⌒ ⊙	D	5	EATON - LUMIERE (FORMER COOPER LIGHTING)	10LED3041	LUMIERE 203, FLUSH LENS HOOD BLACK, 41 DEG LED OPTIC, CLEAR LENS	3000K CCT, 80 CRI LENS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	696-10LED3041-12-BK.ies	Absolute	1	9.3

## DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

### Optics

Choice of six patented, high-efficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

### Mounting

**JUNCTION BOX:** Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to

wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

### Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

### Warranty

Five-year warranty.



## ENC/ENT/ENV ENTRI LED

1 - 2 LightBARs  
Solid State LED

ARCHITECTURAL WALL  
LUMINAIRE



### CERTIFICATION DATA

UL/cUL Listed  
ISO 9001  
IP66 LightBARs  
LM79 / LM80 Compliant  
DesignLights Consortium® Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

### SHIPPING DATA

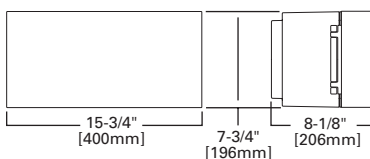
Approximate Net Weight:  
16 lbs. (7.3 kgs.)



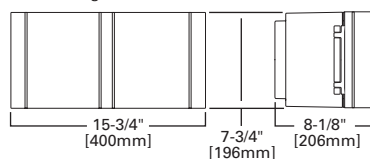
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## DIMENSIONS

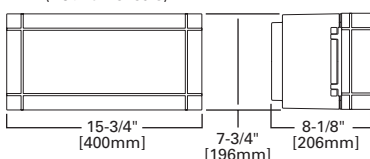
### ENC (Round Clean)



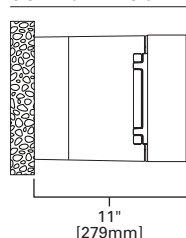
### ENT (Triangle Reveals)



### ENV (Round Reveals)



### CONDUIT MOUNT / BATTERY BACK BOX



## POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

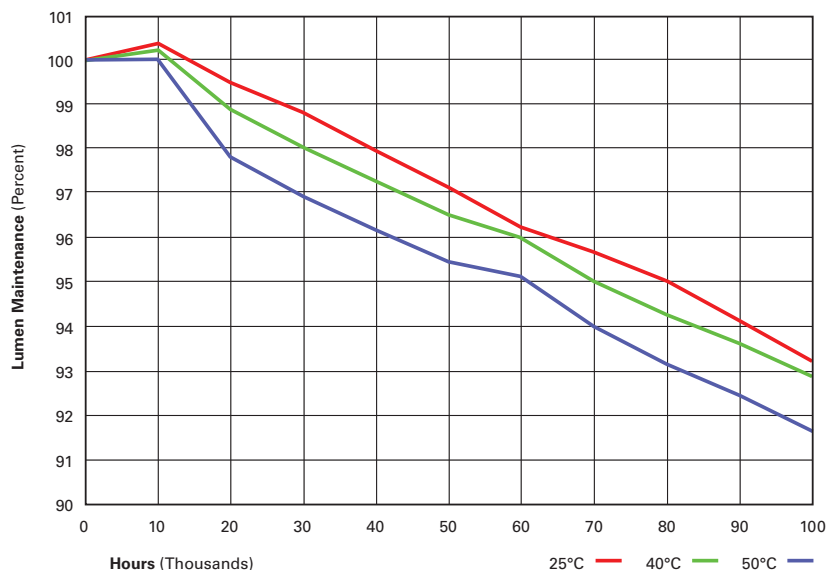
## LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

## LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



## ORDERING INFORMATION

Sample Number: ENC-E02-LED-E1-BL3-GM

Product Family <sup>1</sup>	Number of LightBARs <sup>2</sup>	Lamp Type	Voltage	Distribution	Color <sup>4</sup>
ENC=Entri Round Clean ENT=Entri Triangle Reveals ENV=Entri Round Reveals	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V <sup>3</sup>	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) <sup>9</sup>		
ULG=Uplight Glow (For Uplight Only) PC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) WG=Wire Guard TP=Tamper Resistant Hardware LCF=LightBAR Cover Plate Matches Housing Finish 7030=70 CRI / 3000K CCT <sup>5</sup> 7050=70 CRI / 5000K CCT <sup>5</sup> 7060=70 CRI / 5700K CCT <sup>5</sup> 8030=80 CRI / 3000K CCT <sup>5</sup> OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) <sup>6</sup> BBB=Battery Pack with Back Box (Specify 120V or 277V) <sup>7</sup> CWB=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) <sup>8</sup> DIM=0-10V Dimming Driver			VA2001-XX=Thru-Way Conduit Box VA6172=Wire Guard VA6173=Tamper-Resistant Driver Bit MA1253=10kV Circuit Module Replacement		

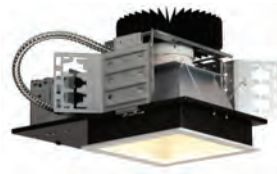
## NOTES:

- DesignLights Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems, or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems)
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Extended lead times apply.
- Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8" mounting height, 360° coverage, maximum 48" diameter. Not available in all configurations or with BBB or CWB options.
- Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Replace XX with color suffix.

# Lumination™ LED Luminaires

Downlights Powered by Infusion™

DI6S - 6" Square Aperture



Project name \_\_\_\_\_

Date \_\_\_\_\_

Type \_\_\_\_\_

## Product Description:

Lumination DI Series LED downlights are powered by the Infusion™ downlight module for exceptional efficacy and color rendering. Designed for new construction applications, the DI6S is available in four color temperatures and five lumen packages, all with 90+ CRI. Matching custom engineered reflectors ensure a 45 degree cutoff. The twist-in Infusion DLM LED module allows for easy replacement and upgrade as LED technology advances, ensuring the lowest total cost of ownership. Output up to 3400 lumens is ideal for high ceiling applications.

## Performance Summary:

**Distribution Patterns:** Medium, Wide

**Input Voltage:** 120, 277V, 347V

**Standard Dimming Controls:** 0-10V, Phase Dimming, Lutron, Dali or Daintree to 10%

**CCT:** 2700K, 3000K, 3500K, 4000K

**CRI:** 90

**Color Consistency:** 4 Step MacAdam Ellipse

**Lifetime Rating:** L85 @ 50,000 hours

**Input Frequency (Hz):** 60Hz

**Power Factor:** >0.9

**Mounting Options:** Hanger bars for grid or drywall ceilings

**Weight:** 6.2 lb


**IC Rating:** Non-IC Rated

**Limited Warranty:** 5 years system

**Files Available:** LM79, LM80, IES, Revit

Nominal Module Lumens	1000	1500	2000	3000	4000
Delivered Lumen Output	870	1290	1750	2620	3426
System Input Power (W)	14	20	25	38	51
System Efficacy (LPW)	62	66	70	69	67
Emergency Mode Lumens	630	630	630	630	630

Daintree driver adds 1.4 Watts to System Input Power (W).

Listings:  • UL and cUL Listed.  
• Suitable for damp locations.

## Ordering Information:

When ordering you must specify equal quantities of luminaire and reflectors.

**DI 6S**

LUMINAIRE SKU						
INTERNAL CODE	FIXTURE TYPE	MODULE LUMEN OUTPUT	CRI/CCT	VOLTAGE	DRIVER	OPTIONS
DI	6S = 6 inch square downlight	10 = 1000 LM 15 = 1500 LM 20 = 2000 LM 30 = 3000 LM 40 = 4000 LM	927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K	1V = 120V 2V <sup>2</sup> = 277V 3V = 347V	10 = 0-10V Dimming Driver PH <sup>6</sup> = Phase Dimming LU <sup>6</sup> = Lutron EcoSystem TQ <sup>7,8</sup> = Daintree DL <sup>9</sup> = Dali	(blank) = None EL <sup>4,5</sup> = Bodine Emergency Backup with Remote Test Switch

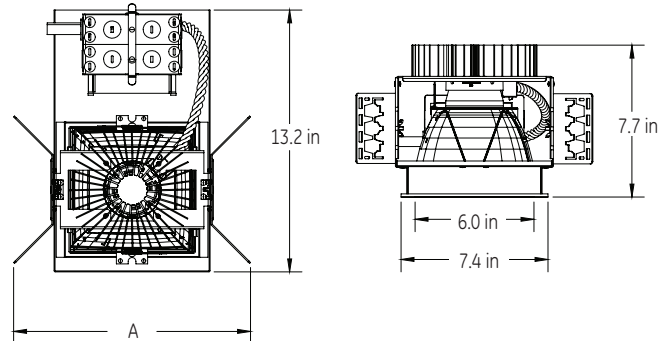
**R DI6S**

REFLECTOR SKU						
REFLECTOR	HOUSING TYPE	BEAM SPREAD	REFLECTOR FINISH	REFLECTOR COLOR	FLANGE FINISH	LENS OPTIONS
R = Reflector	DI6S = 6" Square	W = Wide M = Medium	SD = Semi-diffused DF = Diffused SP = Specular PT = Painted	(blank) = Clear (no color) WE <sup>1</sup> = Wheat PW <sup>1</sup> = Pewter GO <sup>1</sup> = Gold BL <sup>2</sup> = Black WT <sup>3</sup> = White Paint	MR = Match Reflector WT = White Paint	(blank) = No Lens AG = Anti-Glare <b>Note:</b> 5% less lumens when using anti-glare reflectors.

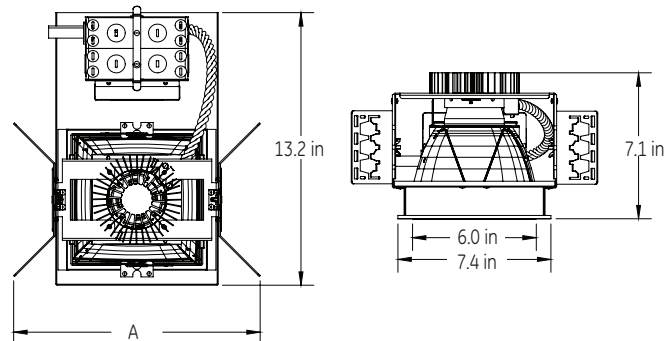
**current**  
powered by GE

## Product Dimensions:

DI6S (3000, 4000 lm)



DI6S (1000, 1500, 2000 lm)



Driver Option	Dimension 'A'
10; PH; LU	12.0 in
TQ; DL	14.8 in

  
**Daintree Networks**

a product of  
**ecomagination™**

ACCESSORIES	DESCRIPTION CODE	PRODUCT CODE
C-Channel Bar Hangers 25 1/4"	BH3	94890

### Ordering Notes:

- Wheat, pewter, and gold anodized reflector colors available in SD = Semi-Diffuse reflector finish only.
  - Black anodized reflectors available in DF = Diffused finish only.
  - White Painted reflectors only available in PT = Painted reflector finish and WT = White Paint flange finish.
  - 277V input, 1000 lumen version and all EL versions are not Energy Star certified.
  - EL option not available with 347V input voltage.
  - Phase dimming only available with 1000, 1500, and 2000 lumen packages. Lutron EcoSystem only available with 1000, 1500, and 2000 lumen packages.
  - Contact manufacturer for lead time and minimum order quantities.
  - Daintree driver not available with 347V input voltage, EL option and/or H=CCEA option.
  - Dali driver not available with 347V input voltage, EL option and/or H=CCEA option.
- Note:** 5% less lumens when using anti-glare reflectors.

# Photometric Data: Lumination™ DI6S Series Downlights

## Medium Distribution

COEFFICIENTS OF UTILIZATION																		
RC	80%				70%				50%			30%			10%			0%
RW	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	114	111	109	107	111	109	107	105	105	103	102	101	100	99	98	97	96	94
2	109	104	101	97	107	103	99	96	99	97	94	96	94	92	94	92	90	89
3	104	98	93	90	102	97	92	89	94	91	88	92	89	86	89	87	85	84
4	99	92	87	83	98	91	87	83	89	85	82	87	84	81	85	82	80	79
5	95	87	82	78	93	86	81	78	85	80	77	83	79	76	81	78	76	74
6	91	83	77	73	89	82	77	73	80	76	72	79	75	72	78	74	71	70
7	87	78	73	69	85	78	72	69	76	72	68	75	71	68	74	70	68	66
8	83	74	69	65	82	74	69	65	73	68	65	72	68	64	71	67	64	63
9	80	71	65	62	78	70	65	62	69	65	61	68	64	61	68	64	61	60
10	76	67	62	59	75	67	62	58	66	62	58	65	61	58	65	61	58	57

NOTE: Floor Cavity Reflectance : 20%

### CANDLEPOWER SUMMARY

NOMINAL MODULE LUMENS					
	1000	1500	2000	3000	4000
Angle	Candela	Candela	Candela	Candela	Candela
0	1613	2380	3225	4838	6331
5	1577	2328	3154	4732	6192
10	1415	2089	2830	4245	5555
15	1200	1772	2400	3601	4712
20	975	1439	1950	2924	3827
25	759	1120	1518	2277	2980
30	422	623	845	1267	1658
35	163	241	327	490	641
40	49	72	98	147	192
45	11	17	23	34	45
50	5	8	11	16	21
55	3	5	7	10	13
60	3	4	5	8	10

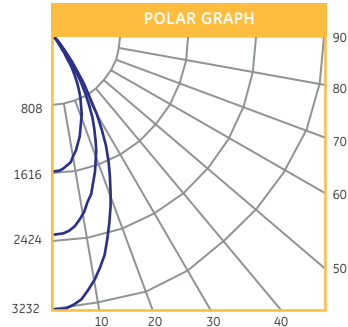
### ZONAL LUMEN SUMMARY

NOMINAL MODULE LUMENS						
	1000	1500	2000	3000	4000	
Zone	Lumens	Lumens	Lumens	Lumens	Lumens	% of Fixture
0 - 30°	785	1159	1571	2357	3084	81.3
0 - 40°	936	1381	1872	2808	3674	96.8
0 - 60°	961	1418	1922	2883	3772	99.4
0 - 90°	967	1427	1934	2901	3796	100

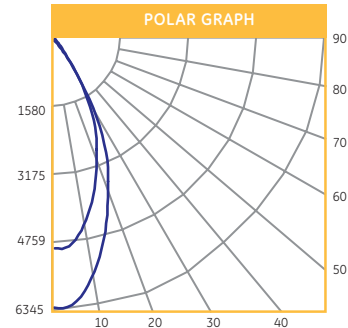
### CONE OF LIGHT

NOMINAL MODULE LUMENS						
	1000	1500	2000	3000	4000	
Height	fc	fc	fc	fc	fc	Dia. (ft.)
6'	45	66	90	134	176	5.2
8'	25	37	50	76	99	7.0
10'	16	24	32	48	63	8.7
12'	11	17	22	34	44	10.4
14'	8	12	16	25	32	12.2
16'	6	9	13	19	25	13.9
18'	5	7	10	15	20	15.7
20'	4	6	8	12	16	17.4

Medium - 1000, 1500, 2000 Lm



Medium - 3000, 4000 Lm



### APPLICATION REFERENCE (Open Space)

NOMINAL MODULE LUMENS											
	1000		1500		2000		3000		4000		
Spacing	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	
4' x 4'	61.5	1.08	90.7	1.50	122.9	1.92	160.9	2.58	210.6	3.36	
6' x 6'	28.7	0.50	42.3	0.70	57.4	0.90	75.1	1.20	98.3	1.57	
8' x 8'	15.4	0.27	22.7	0.38	30.7	0.48	40.2	0.65	52.6	0.84	
10' x 10'	10.2	0.18	15.1	0.25	20.5	0.32	26.8	0.43	35.1	0.56	

10' ceiling, Open Space: 50' x 40' x 10'

20' ceiling, Open Space: 50' x 40' x 20'

LLF: 1.0 Initial, 80/50/20 Reflectances, 2.5' workplane

### APPLICATION REFERENCE (Corridor)

NOMINAL MODULE LUMENS											
	1000		1500		2000		3000		4000		
Spacing	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	
4' on ctr.	28.7	0.75	42.4	1.04	57.4	1.33	59.2	1.79	77.5	2.33	
6' on ctr.	19.5	0.51	28.8	0.71	39.1	0.91	40.3	1.22	52.7	1.59	
8' on ctr.	13.8	0.36	20.3	0.50	27.6	0.64	28.4	0.86	37.2	1.12	
10' on ctr.	11.5	0.30	17.0	0.42	23.0	0.53	23.7	0.72	31.0	0.93	

10' ceiling, Corridor: 6' W x 100' L

20' ceiling, Corridor: 6' W x 100' L

LLF: 1.0 Initial, 80/50/20 Reflectances, Light levels on the ground

Spacing Criteria: DI6S - Medium = 0.74

Photometric Data: Lumination™ DI6S Series Downlights

Wide Distribution

COEFFICIENTS OF UTILIZATION																			
RC	80%					70%				50%			30%			10%			0%
RW	70%	50%	30%	10%		70%	50%	30%	10%		50%	30%	10%		50%	30%	10%		0%
0	119	119	119	119	116	116	116	116	116	111	111	111	106	106	106	102	102	102	100
1	113	110	108	106	111	108	106	104	104	104	102	101	101	99	98	97	96	95	93
2	108	103	98	95	105	101	97	94	98	95	92	95	92	90	92	90	88	86	
3	102	95	90	86	100	94	89	86	91	87	84	89	86	83	87	84	82	80	
4	97	89	83	79	95	88	83	78	86	81	78	84	80	77	82	78	76	74	
5	92	83	77	73	90	82	77	72	80	75	72	79	74	71	77	73	70	69	
6	87	78	72	67	85	77	71	67	75	70	67	74	69	66	73	69	66	64	
7	82	73	67	62	81	72	66	62	71	66	62	70	65	62	69	64	61	60	
8	78	68	62	58	77	68	62	58	67	62	58	66	61	58	65	60	57	56	
9	74	64	58	54	73	64	58	54	63	58	54	62	57	54	61	57	54	52	
10	71	61	55	51	70	60	55	51	60	54	51	59	54	51	58	54	50	49	

NOTE: Floor Cavity Reflectance : 20%

CANDLEPOWER SUMMARY

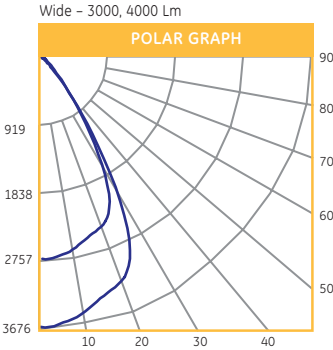
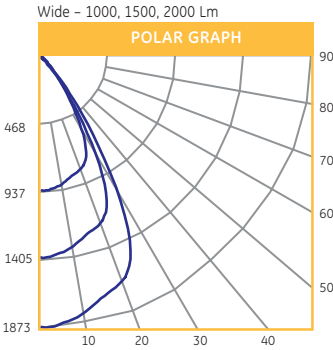
NOMINAL MODULE LUMENS					
	1000	1500	2000	3000	4000
Angle	Candela	Candela	Candela	Candela	Candela
0	935	1380	1869	2804	3670
5	928	1370	1856	2784	3643
10	898	1325	1795	2693	3524
15	860	1269	1720	2579	3376
20	832	1228	1664	2496	3267
25	731	1079	1462	2193	2870
30	481	710	962	1443	1889
35	244	360	487	731	957
40	114	169	229	343	449
45	49	72	97	146	191
50	24	36	49	73	95
55	12	18	24	37	48
60	7	10	13	20	26

ZONAL LUMEN SUMMARY

NOMINAL MODULE LUMENS						
	1000	1500	2000	3000	4000	
Zone	Lumens	Lumens	Lumens	Lumens	Lumens	% of Fixture
0 - 30°	671	991	1343	2014	2636	69.5
0 - 40°	891	1315	1782	2673	3498	92.2
0 - 60°	959	1415	1918	2877	3765	99.2
0 - 90°	967	1427	1934	2901	3796	100

CONE OF LIGHT

NOMINAL MODULE LUMENS						
	1000	1500	2000	3000	4000	
Height	fc	fc	fc	fc	fc	Dia. (ft.)
6'	26	38	52	78	102	6.9
8'	15	22	29	44	57	9.2
10'	9	14	19	28	37	11.5
12'	6	10	13	19	25	13.9
14'	5	7	10	14	19	16.2
16'	4	5	7	11	14	18.5
18'	3	4	6	9	11	20.8
20'	2	3	5	7	9	23.1



APPLICATION REFERENCE (Open Space)

NOMINAL MODULE LUMENS										
	1000		1500		2000		3000		4000	
Spacing	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²
4' x 4'	60.4	1.08	89.1	1.50	120.8	1.92	154.4	2.58	202.0	3.36
6' x 6'	28.2	0.50	41.6	0.70	56.4	0.90	72.0	1.20	94.3	1.57
8' x 8'	15.1	0.27	22.3	0.38	30.2	0.48	38.6	0.65	50.5	0.84
10' x 10'	10.1	0.18	14.9	0.25	20.1	0.32	25.7	0.43	33.7	0.56
10' ceiling, Open Space: 50' x 40' x 10'					20' ceiling, Open Space: 50' x 40' x 20'					

LLF: 1.0 Initial, 80/50/20 Reflectances, 2.5' workplane

APPLICATION REFERENCE (Corridor)

NOMINAL MODULE LUMENS										
	1000		1500		2000		3000		4000	
Spacing	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²	Avg. fc	W/ft²
4' on ctr.	26.1	0.75	38.6	1.04	52.2	1.33	49.7	1.79	65.1	2.33
6' on ctr.	17.8	0.51	26.2	0.71	35.5	0.91	33.8	1.22	44.3	1.59
8' on ctr.	12.5	0.36	18.5	0.50	25.1	0.64	23.9	0.86	31.2	1.12
10' on ctr.	10.4	0.30	15.4	0.42	20.9	0.53	19.9	0.72	26.0	0.93
10' ceiling, Corridor: 6' W x 100' L					20' ceiling, Corridor: 6' W x 100' L					

LLF: 1.0 Initial, 80/50/20 Reflectances, Light levels on the ground

Spacing Criteria: DI6S - Wide = 1.02

## Product Specifications:

### Construction:

- 16 gauge galvanized steel housing
- Custom engineered heat sinks for passive cooling at all lumen options
- Galvanized steel junction box with multiple knockouts

### Installation:

- Universal mounting brackets with over 3" of vertical adjustment accommodate several types of hanger bars
- Accommodates ceilings up to 1.5" thick
- Mount in T-bar grid or drywall ceilings
- LED module twists in at time of trim installation, preventing damage to module during ceiling installation

### Optical System:

- Custom engineered reflectors for precise beam distributions and 45° cutoff to light source and source image
- Standard semi-diffuse finish for ideal combination of optical efficiency and low glare

### Electrical System:

- Infusion DLM LED module for exceptional performance and tool-free upgradeability
- Standard 0-10V dimming, high efficiency drivers
- Thermal protection feature in module protects LEDs from overheating in abnormal conditions

For more information and access to all of our resources, including our design tool visit: [www.gelighting.com](http://www.gelighting.com)



[www.currentbyge.com](http://www.currentbyge.com)

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IND086 (Rev 09/15/16)

## DESCRIPTION

Boca 696 is a compact 6-1/4" diameter by 9-1/4" deep in-ground LED luminaire. The adjustable lamp assembly provides +/- 22° vertical tilt and 360° horizontal rotation for precision uplighting, wall washing or general illumination in constricted areas. Designed for recessed mounting in concrete, brick, stone or dirt, it is suitable for drive-over applications. Fixture is also suitable for recessed mounting in indoor or outdoor wood flooring. A surface mount trim option is also available. Various lenses, louvers and color or dichroic filters can be combined – up to three at once – to create multiple lighting effects.

## SPECIFICATION FEATURES

### Construction

Recessed housing is constructed from corrosion-resistant, glass reinforced polyester BMC molding compound and includes two 1/2-14 NPSM conduit fittings for through wiring. Recessed housing and trim ring are sealed with a high temperature silicone molded gasket to prevent water intrusion. The painted trim ring is precision machined from corrosion resistant 6061-T6 aluminum. The trim ring is also available in machined C360 brass, C932 bronze, C10 copper or 303/304 stainless steel, brass, bronze or machined copper.

### Finish

The painted trim is double protected by a ROHS compliant chemical film undercoating and polyester powder coat finish. A variety of standard colors are available or RAL and custom color matches are available upon request. Trims constructed from brass, bronze, copper and

stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

### Lens

Minimum 1/4" thick tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion. Suitable for drive-over applications up to 5000 pounds.

### Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

### Electrical

When ordered as a line voltage fixture, an integral 12V magnetic transformer is included for connection to 120V, 230V, 240V, or 277V line voltage (specify). When ordered as a low voltage fixture, a remote 12V transformer is required (not included). Dimming only available for 120V option. See technical notes for compatible dimmer switches.

### LED Modules

LED modules are included and are available in four color temperatures (2700,3000,4000,5700) or Amber (585-595nm) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering. Module has a L70 / 60,000 hour rating.

### Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers carry the original manufacturer's warranty.

### Recessed Housing

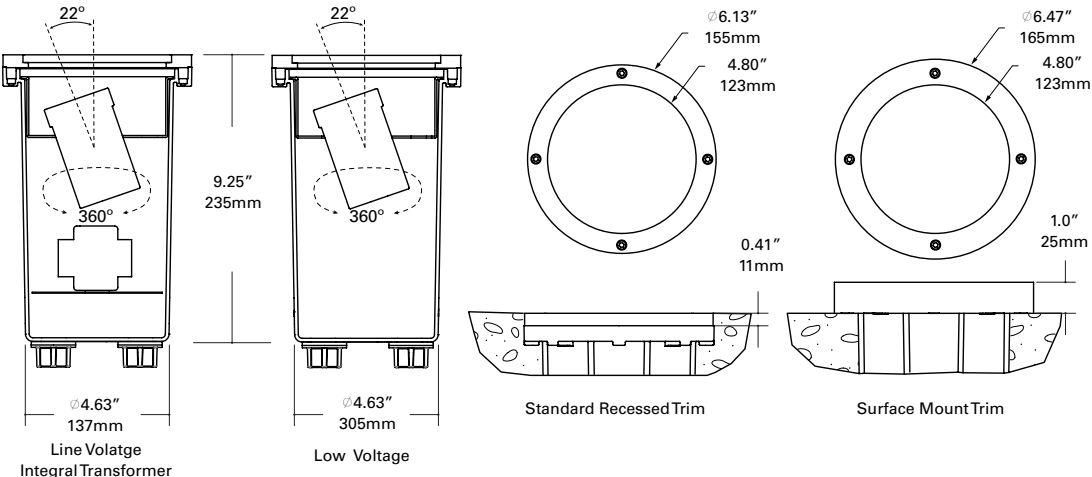
Recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order separately the accompanying recessed housing from below.

Recessed Housing  
600-BB



**696**  
**BOCA**  
**LED**

**APPLICATIONS:**  
**GROUND-MOUNT**  
**RECESSED**



**CERTIFICATION DATA**  
UL and cUL Wet Location Listed  
LM79 / LM80 Compliant  
LM70 / 60,000 Hours  
ROHS Compliant  
IP67 Ingress Protection Rated

**TECHNICAL DATA**  
External Supply Wiring 90°C Minimum

## ORDERING INFORMATION

Sample Number: 696-10LED2712-120/12-BK

Series	Trim	Source (select from each column and combine)			Voltage	Finish <sup>1</sup>	Options <sup>2</sup>
696=6 1/4" dia. Boca Inground LED Uplight, 22° Tilt, 360° Rotation	[Blank]= Standard Round Trim SM= Round Surface Mount Trim	6LED=6W LED	27=2700K	12=12° Spot	12=12 Volt Remote Transformer Required (not included) 120/12=120V Integral Transformer 230/12=230V Integral Transformer 240/12=240V Integral Transformer 277/12=277V Integral Transformer	Painted BK=Black BZ=Bronze CS=City Silver VE=Verde WT=White  Premium Finish NBR=Natural Brass NCP=Natural Copper NBZ=Natural Bronze NSS=Natural Stainless Steel	LBB=Less Back Box
		10LED=10W LED	30=3000K 40=4000K 57=5700K	21=21° Narrow 41=41° Wide			
		4LED=4W LED 7LED=7W LED	AM=Amber (585-595nm)				

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 When specifying LBB option the back box needs to be ordered separately 600-BB.

## ACCESSORIES - ORDER SEPARATELY

Dichroic Filters (2.00" Diameter)	Color Filters (2.00" Diameter)	Optical Lenses (2.00" Diameter)	Optical Louvers (2.00" Diameter)
<b>F71</b> = Peach Dichroic <b>F72</b> = Amber Dichroic <b>F73</b> = Green Dichroic <b>F74</b> = Medium Blue Dichroic <b>F75</b> = Yellow Dichroic <b>F76</b> = Red Dichroic <b>F77</b> = Dark Blue Dichroic <b>F78</b> = Light Blue Dichroic <b>F79</b> = Neutral Density Dichroic <b>F80</b> = Magenta Dichroic	<b>F22</b> = Red Color <b>F33</b> = Blue Color <b>F44</b> = Green Color <b>F55</b> = Yellow Color <b>F66</b> = Mercury Vapor	<b>LSL</b> =Linear Spread Lens (elongates standard beam spread) <b>DIF</b> =Diffused Lens (provides even illumination) <b>OSL</b> =Overall Spread Lens (increases standard beam spread)	<b>LVR</b> =45° Hex Cell Louver (reduces glare)

## PHOTOMETRY

OPTIC TYPE (beam spread)	BASE + ACCESSORY OPTIONS	4000K CCT					
		10W			6W		
		CBCP	LUMENS	LPW	CBCP	LUMENS	LPW
12°	BASE	8049	418	44	6037	314	53
	+ DIF (DIFFUSE)	1188	336	36	891	252	43
	+ OSL (OVERALL SPREAD LENS)	886	368	40	665	276	47
	+ LSL (LINEAR SPREAD LENS)	NA	378	41	NA	284	48
	+ LVR (HEXCELL LOUVER)	6799	332	35	5099	249	42
21°	BASE	2129	370	40	1597	278	47
	+ DIF (DIFFUSE)	648	300	33	486	225	38
	+ OSL (OVERALL SPREAD LENS)	596	337	37	447	253	43
	+ LSL (LINEAR SPREAD LENS)	NA	329	36	NA	247	42
	+ LVR (HEXCELL LOUVER)	2007	268	29	1505	201	34
41°	BASE	1169	361	39	877	271	46
	+ DIF (DIFFUSE)	410	278	30	308	209	36
	+ OSL (OVERALL SPREAD LENS)	509	318	35	382	239	41
	+ LSL (LINEAR SPREAD LENS)	NA	315	34	NA	236	40
	+ LVR (HEXCELL LOUVER)	1004	213	23	753	160	27

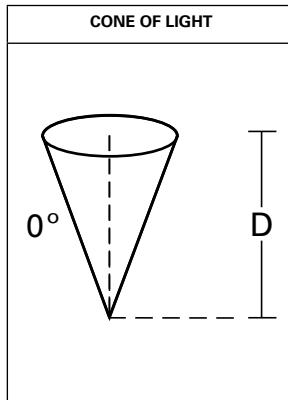
## CCT MULTIPLIER TABLE

CCT(K) / COLOR	MULTIPLIER
2700K	0.79
3000K	0.86
4000K	1.00
5700K	1.05
AMBER	0.57

Note: Multiplier can be used to calculate center beam candle power (CBCP), Lumens and footcandle (FC) values.

## CONE OF LIGHT

Horizontal Illuminance on Surface - Boca 696 CCT of 4000K with Various Beam Spreads



Filename: 696-10LED4012-12-BK.ies			
Test No.: P26954			
D	FC	Beam Diameter	
2'	2012.2	0.4	
4'	503.1	0.8	
6'	223.6	1.2	
8'	125.8	1.6	
10'	80.5	2.0	
15'	35.8	3.0	
20'	20.1	4.0	
30'	8.9	6.0	
40'	5.0	8.0	

Filename: 696-10LED4021-12-BK.ies			
Test No.: P26955			
D	FC	Beam Diameter	
2'	532.2	0.6	
4'	133.1	1.4	
6'	59.1	2	
8'	33.3	2.8	
10'	21.3	3.4	
15'	9.5	5.2	
20'	5.3	7	
30'	2.4	10.6	
40'	1.3	14.2	

Filename: 696-10LED4041-12-BK.ies			
Test No.: P26953			
D	FC	Beam Diameter	
2'	289.9	0.8	
4'	72.5	1.6	
6'	32.2	2.5	
8'	18.1	3.4	
10'	11.6	4.2	
15'	5.2	6.4	
20'	2.9	8.5	
30'	1.3	12.9	
40'	0.7	17.2	

## TECHNICAL INFORMATION

- When selecting integral transformer option, dimming is only possible at 120V using a magnetic dimmer switch. There are two compatible magnetic dimming switches: Lutron Ariadni AVL-600P and Lutron Diva DVLV-600P
- When selecting low voltage option dimming is dependant on remote transformer compatibility with LED module.
- IMPORTANT:** For the low voltage option - when sizing the transformer use 9 watts for 6LED or 15 watts for 10LED option fixture. Nominal power draw after start up is 6 watts or 10 watts accordingly. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.
- IMPORTANT:** Apply gray duct sealing compound (not included) to completely seal the wires inside the bottom male conduit nipple. Completely seal the bottom of the fixture. The gray duct sealing compound by itself cannot seal the hubs. We recommend using re-enterable potting seal material such as 3M High Gel 4442 re-enterable encapsulant (not included) to completely seal the bottom of the fixture and the conduit lines.
- Suitable for installation in combustible materials such as wood decking.



# KBD8 LED

## LED Specification Bollard

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight  
(max):** 27lbs  
(12.25 kg)



### Introduction

The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

**EXAMPLE:** KBD8 LED 16C 700 40K SYM MVOLT DDBXD

KBD8 LED															
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options		Finish <i>(required)</i>			
KBD8 LED	Asymmetric 12C 12 LEDs <sup>1</sup>	350	350 mA	30K	3000 K	ASY	Asymmetric <sup>1</sup>	MVOLT <sup>5</sup>	Shipped installed  PE Photoelectric cell, button type  DMG 0-10V dimming driver (no controls)  ELCW Emergency battery backup <sup>6</sup>	Shipped installed  SF Single fuse (120, 277, 347V) <sup>4,7</sup>  DF Double fuse (208, 240V) <sup>4,7</sup>  H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet  L/AB Without anchor bolts (3 bolt base)  L/AB4 4 bolt retrofit base without anchor bolts <sup>8</sup>		DWHXD	White		
		450	450 mA <sup>3,4</sup>	40K	4000 K	SYM	Symmetric <sup>2</sup>	120 <sup>5</sup>				DNAXD	Natural aluminum		
		530	530 mA	50K	5000 K			208 <sup>5</sup>				DDBXD	Dark bronze		
	Symmetric 16C 16 LEDs <sup>2</sup>	700	700 mA	AMBPC	Amber phosphor converted			240 <sup>5</sup>				DBLXD	Black		
				AMBLW	Amber limited wavelength <sup>3,4</sup>			277 <sup>5</sup>				DDBTXD	Textured dark bronze		
								347 <sup>4</sup>				DBLBXD	Textured black		
														DNATXD	Textured natural aluminum
														DWHGXD	Textured white

### Accessories

Ordered and shipped separately.

MRAB U

Anchor bolts for KBD8 LED<sup>8</sup>

### NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

**Note:** Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

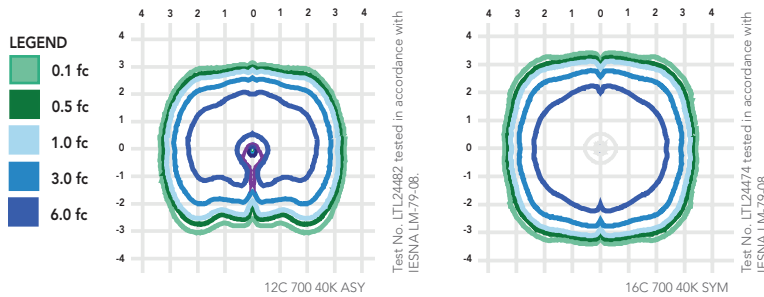
## Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBD8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

### CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.



GE  
Lighting

# Roadway Lighting

M-400 with Cutoff Optics (MSCA & MSCL)



imagination at work

## Product Features

From HID to LED, GE continues to push Roadway Lighting to new heights. Recognized for the highest quality and reliability in street, highway, parkway, and commercial applications, GE offers a wide selection of styles to meet the lighting needs of municipalities, utilities, DOT customers and more.

### Applications

- For roadway, highway or parking lot applications where light trespass could be a problem


### Housing

- Die-cast aluminum housing.
- External paddle type stainless steel bail latch

### Finish

- Polyester powder gray paint finish

### Rating

-  /  listed for wet location available

### Mounting

- Universal two or four-bolt slipfitter
- Metal pest guard standard (not required for 2 in. pipe mounting)

### Reflectors

- Standardized Reflector

### Unique Features

- “Dead back” tunnel type, FRP terminal board
- Plug-in ignitor standard
- Cutoff photometrics
- True 90° cutoff – no light above 90° (meets RP8-2000 for full cutoff) with flat glass

## Ordering Number Logic

### M-400 with Cutoff Optics (MSCA & MSCL)



2

PROD. ID	WATTAGE	LIGHT SOURCE	VOLTAGE	BALLAST TYPE SELECTION	PE FUNCTION	IGNITOR MOUNTING	LENS TYPE	IES DISTRIBUTION TYPE	OPTIONS
<b>MSCA</b> = M-400 with 4-Bolt Slipfitter  <b>MSCL</b> = M-400 with Cutoff * Optics 2-Bolt Slipfitter  * = Previously IESNA Full Cutoff Optics	<b>07</b> = 70 <b>10</b> = 100 <b>15</b> = 150 (55V) <b>17</b> = 175 <b>20</b> = 200 <b>24</b> = 250/400 <b>25</b> = 250 <b>32</b> = 320 <b>35</b> = 350 <b>40</b> = 400 <b>84</b> = 85 (4000K) <b>83</b> = 85 (3000K)  <b>NOTE:</b> Dual wattage connected for lower wattage	<b>S</b> = HPS Standard: HID lamp not included.	<b>60Hz</b> <b>0</b> = 120/208/240/ 277 Multivolt <b>1</b> = 120 <b>2</b> = 208 <b>3</b> = 240 <b>4</b> = 277 <b>5</b> = 480 <b>7</b> = 120X240 <b>8</b> = 240V Ballast 120V PE Receptacle not reconnectable <b>D</b> = 347 <b>G</b> = 200-277 <b>T</b> = 220 <b>W</b> = 230  <b>50Hz</b> <b>6</b> = 220 <b>R</b> = 230 <b>Y</b> = 240 <b>NOTE:</b> Dual voltage connected for lower voltage	See Ballast Selection Table <b>A</b> = Autoreg <b>E</b> = Induction Ballast <b>G</b> = Mag-Reg with Grounded Socket Shell <b>H</b> = HPF Reactor or Lag <b>M</b> = Mag-Reg <b>N</b> = NPF Reactor or Lag with Grounded Socket Shell <b>P</b> =	<b>1</b> =None <b>2</b> =PE Receptacle  <b>NOTE:</b> Receptacle connected same voltage as unit except as noted. Order PE Control separately.	<b>2</b> = Plug-in base and Ignitor	<b>F</b> = Flat Glass* <b>G</b> = Shallow Glass Globe <b>L</b> = Polycarbonate Clear Globe (250 watt Maximum) HPS only  * = Previously IESNA Full Cutoff Optics	See Photometric Selection Table  <b>M</b> = Medium  <b>C</b> = Cutoff* <b>2</b> = Type II <b>3</b> = Type III  * = Previously IESNA Full Cutoff Optics	<b>C</b> = Charcoal filter <b>F</b> = Fusing (Not available with multivolt or dual voltage) <b>J</b> = Line Surge Protector, Expulsion Type (UL not available) <b>U</b> = /4 listed with glass only (60Hz only)

**ALL METAL HALIDE VERSIONS AND  
THEIR ASSOCIATED OPTIONS ARE  
NO LONGER AVAILABLE  
EFFECTIVE JANUARY 1, 2017**

## Ballast Selection Table

		Ballast Type/Voltage 60Hz												Ballast Type/Voltage 50Hz		
Wattage	Light Source	Multivolt	120	208	240	277	480	120X240	347** 120X347	240/120 PER	220	230	200- 277	220	230	240
150 (55V)	HPS	H,N,A	G,H,M,N	G,M	G,M	G,M	G,M	G,H,M,N	G*,H,M*,N	G,M	N/A	N/A	N/A	N/A	N/A	N/A
200	HPS	A,G,M,P	A,G,M,P	A,G,H,M,N,P	A,G,H,M,N,P	A,G,M,P	A,G,M	A,G,M	A,G,M,P	A,G,H,M,N	N/A	H	N/A	N/A	N/A	N/A
250	HPS	A,G,M,P	A,G,H,M,N,P	A,G,H,M,N,P	A,G,H,M,N,P	A,G,M,P	A,G,M,P	A,G,M,P	A,G,M,P	A,G,H,M,N	A,H	H	N/A	A,H,M,N	H	M
250/400	HPS	A	A	A	A	A	A	N/A	A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
400	HPS	A,M	A,G,M,N	A,G,H,M,N	A,G,H,M,N	A,G,M	A,G,M	A,G,M	A,G,M	A,G,H,M,N	H,A,N	H	N/A	A,H,M,N	N/A	A,H,M

**NOTE:** N/A = Not available. \*Not available in 120 X 347. \*\*Not available in 200 watt or 310 watt. C/F = Contact Manufacturer

## Photometric Selection Table

**CLEAR REFRACTORS.**

All light sources are clear.

IES Distribution Type Photometric Curve Number 35- Flat Glass "F"											
Wattage	Light Source					Polycarbonate		Sag Glass "G"			
		MC2	MC3	SC2	SC3	MC2	MC3	MC1	MC2	MC3	SC2
150 (55V)	HPS	450391	450392	N/A	N/A	C/F	C/F	N/A	450547	450546	N/A
200-400 HPS	HPS	451005	451006	N/A	N/A	451046**	451045**	N/A	450864	450863	N/A

**NOTE:** N/A = Not Available C/F = Contact Manufacturer \*Requires the use of ED-28 Lamp \*\*250 watts maximum

## MSCL – Suggested Catalog Ordering Numbers

Catalog Number	Wattage	Light Source	Voltage (60 Hz)	Ballast Type	Refractor Type	Photometric Distribution
MSCL25S0A22FMC3	250	HPS	Multivolt	Auto-Regulator	Glass	MC3
MSCL40S0A22FMC3	400	HPS	Multivolt	Auto-Regulator	Glass	MC3

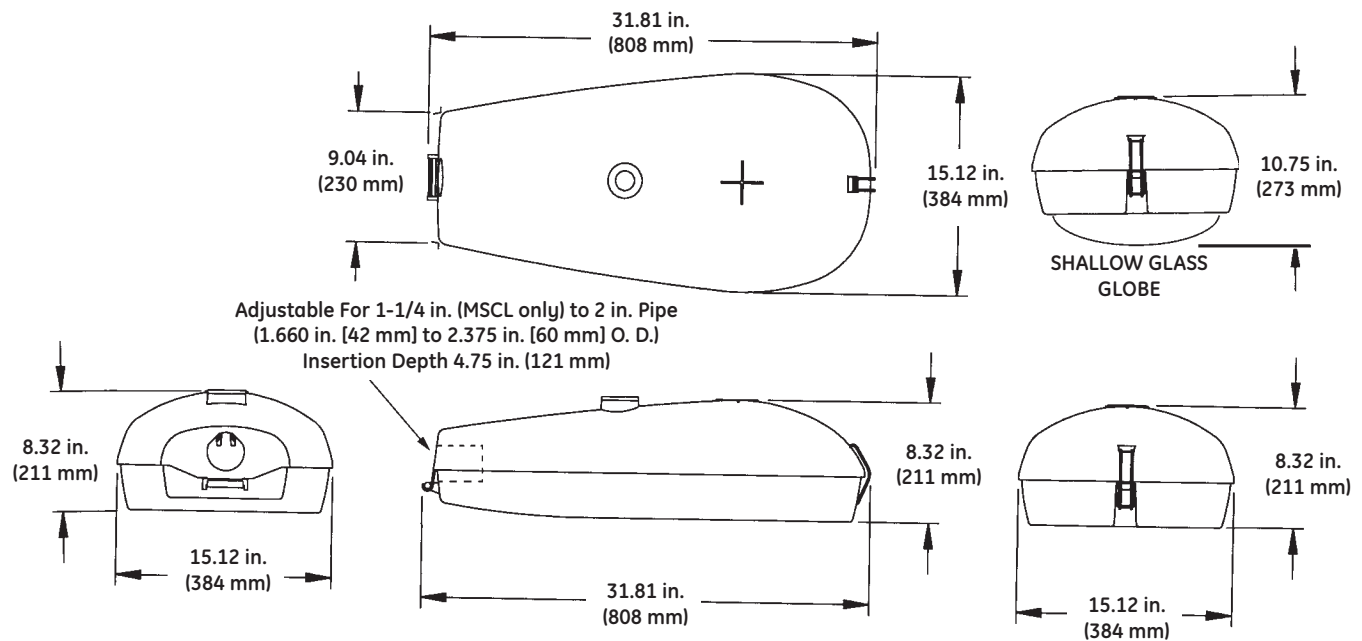
All GE suggested catalog ordering numbers come with PE receptacle. PE control must be ordered separately.

Order and install SCCL-PECTL if no PE is desired.

Multivolt ballasts can be for either 120, 208, 240, or 277 volt incoming power supply.

## Product Dimensions

### TOP VIEW



### SIDE VIEWS

#### DATA

- Approximate Net Weight: 33-39 lbs (15-18 kgs)
- Effective Projected Area: 1.1 sq. ft. max. (0.1 sq. M max.)
- Suggested Mounting Height: 30-50 ft. (9-15 M)



[www.gelighting.com](http://www.gelighting.com)

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OLP2932 (Rev 01/17/17)



View from existing parking lot (proposed addition would be to the left)



Existing main entrance to the church



Looking west along 175th St. (proposed addition would be to the left)



Looking southwest (proposed addition would be behind standing figures)

**Existing Site Images**

**St. Stephen Deacon & Martyr Catholic Church  
Parish Center Addition  
17500 S. 84th Ave., Tinley Park, IL**

**Site Plan Approval  
February 17, 2017**



View from existing site entry (proposed addition would be in grassy area)



Looking northwest (proposed addition would be in grassy area)



Looking northeast (proposed addition would be in grassy area)



Looking northeast (proposed addition would be in grassy area)

**Existing Site Images**

**St. Stephen Deacon & Martyr Catholic Church  
Parish Center Addition  
17500 S. 84th Ave., Tinley Park, IL**

**Site Plan Approval  
February 17, 2017**



Looking southeast at proposed new accessible drop-off location (foreground light pole to be relocated, trees to remain)



Looking northeast 175th/84th intersection beyond (proposed shingles to match existing)



Looking southeast (proposed addition to abut to this elevation; sidewalks to the right to be removed for proposed footprint)



Proposed brick, shingles, and metal coping to match existing.



Windows in proposed addition to match frame finish color and glass tint; utility brick dimensions and colors to match existing, typ..

## Existing Site Images

## St. Stephen Deacon & Martyr Catholic Church Parish Center Addition 17500 S. 84th Ave., Tinley Park, IL

## Site Plan Approval February 17, 2017

# SITE IMPROVEMENT PLANS

## ST. STEPHEN'S CHURCH

### TINLEY PARK, ILLINOIS

THE LITTLING PARTNERSHIP  
LITTLING PARTNERSHIP  
ARCHITECTS PLANNERS ENGINEERS  
1770 N. WILSON AVE.  
JOLIET, IL 60435  
(815) 730-6080

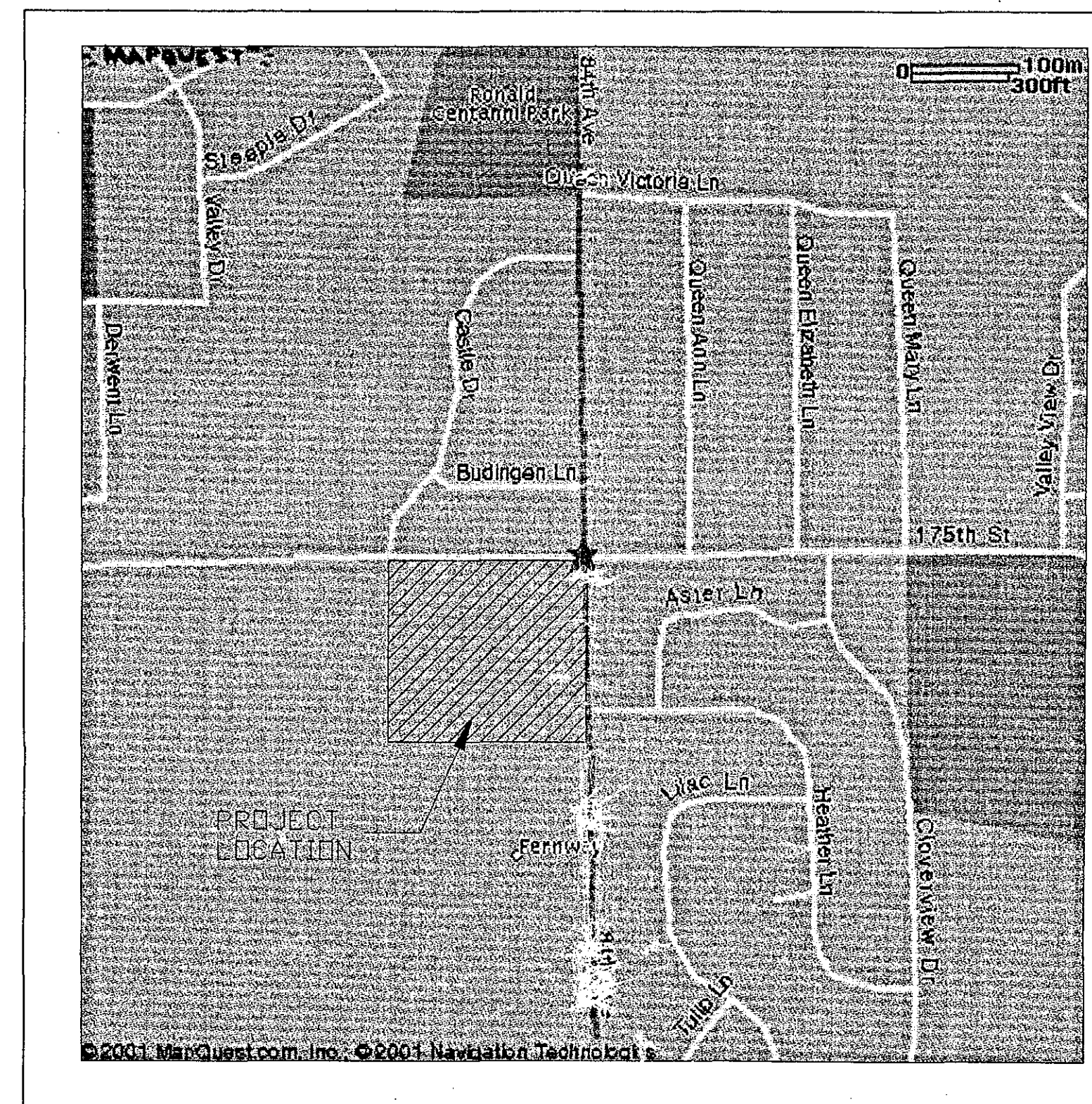
St. Stephen  
Deacon and Vicar  
SW Corner of 175th Street & 84th Avenue  
Tinley Park, Illinois

01-516  
True copy of plans on file with  
Metropolitan Water Reclamation  
District of Greater Chicago  
Sewerage Permit  
01-516  
OFFICE COPY  
PROJECT #C541  
JACOB & HEFNER ASSOCIATES, INC.  
ENGINEERS • SURVEYORS  
815 CAMPUS DRIVE  
JOLIET, IL 60435  
(815) 730 - 6080  
Job # 000210  
Date 22/Feb/01

**FOR REFERENCE ONLY:  
SELECT CIVIL DRAWINGS FROM ORIGINAL BUILDING.  
(DRAWINGS INCLUDED FOR SITE PLAN APPROVAL ARE  
UNDERLINED BELOW.)**

#### DRAWING INDEX

SHEET	TITLE
	<u>COVER</u>
C1	<u>DIMENSIONAL CONTROL/PAVING PLAN</u>
C2	<u>GRADING/EROSION CONTROL PLAN</u>
C3	<u>UTILITY PLAN</u>
C4	84th AVENUE IMPROVEMENTS
C5	84th AVENUE PAVEMENT MARKING PLAN
C6	84th AVENUE CROSS SECTIONS
C7	DETAILS
C8	SPECIFICATIONS



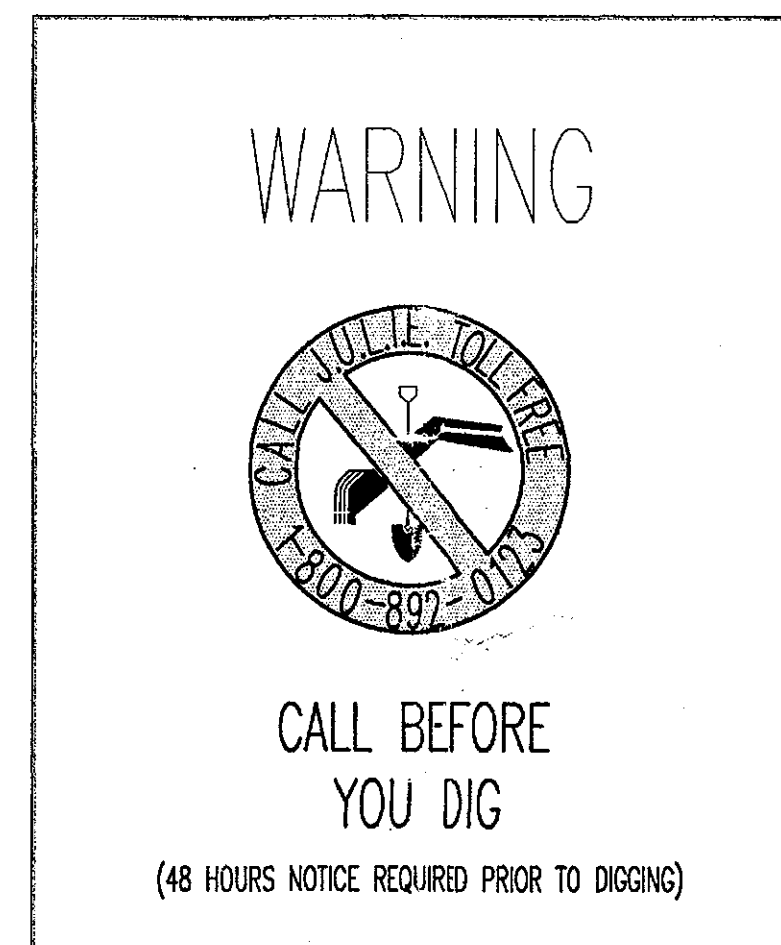
LOCATION MAP  
(NOT TO SCALE)

LEGEND	
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED STORM INLET
	EXISTING STORM INLET
	PROPOSED STORM CATCH BASIN
	EXISTING STORM CATCH BASIN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	EXISTING ELECTRIC MANHOLE
	EXISTING HAND HOLE
	EXISTING TRAFFIC SIGNAL POST
	EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING TELEPHONE JUNCTION BOX
	PROPOSED SPOT
	EXISTING SPOT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	OVERFLOW DIRECTION
	PROPOSED CURB & GUTTER
	PROPOSED CURB & GUTTER (REVERSED PITCH)
	PROPOSED EDGE OF PAVEMENT
	EXISTING CURB
	INSTALL HAY BALES AROUND ALL DRAINAGE STRUCTURES
	PROPOSED FENCE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FIBER OPTIC CABLE
	EXISTING TRAFFIC SIGNAL CONTROL BOX
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE

#### BENCHMARKS:

1. WNW BONNET BOLT ON FIRE HYDRANT  
@ NE CORNER OF 84th AND HEATHER  
ELEVATION = 713.23
2. SE FLANGE BOLT ON FIRE HYDRANT  
@ SW CORNER OF 84th AND 175th  
ELEVATION = 706.89
3. SE FLANGE BOLT ON FIRST FIRE HYDRANT  
EAST OF CASTLE ON SOUTH SIDE OF 175th  
ELEVATION = 713.21
4. ESE FLANGE BOLT ON FIRE HYDRANT  
@ NE CORNER OF 175th AND CASTLE  
ELEVATION = 709.04

CONTRACTOR SHALL NOTIFY VILLAGE  
OF TINLEY PARK (708) 444-5000  
A MINIMUM OF TWO WORKING DAYS  
BEFORE CONSTRUCTION BEGINS



NOTE: PLAN SET  
REDUCED - NOT TO  
SCALE

THOMAS E. CARROLL  
062-052783  
REGISTERED  
PROFESSIONAL  
ENGINEER  
DATE 1/1/02

ILLINOIS REG. NO. 062-052783  
EXPIRES 11/30/2003

True copy of plans on file with  
Metropolitan Water Reclamation  
District of Greater Chicago  
Sewerage Permit  
01-516

OFFICE COPY

PROJECT #C541

JACOB & HEFNER ASSOCIATES, INC.  
ENGINEERS • SURVEYORS  
815 CAMPUS DRIVE  
JOLIET, IL 60435  
(815) 730 - 6080

OUTLOT B IN GALLAGHER & HENRY'S  
RADCLIFFE PLACE UNIT 1

E. line Outlot B in  
Radcliffe Place Unit 1

N 00°48'39" W 553.66'

N 00°16'22" E 216.70'

186.70'

50.00'

N 89°33'15" W  
93.66'

N 89°33'15" W  
119.66'

R = 60.00'  
L = 119.44'  
CH = 107.23'  
BRG = N82°51'40"W

NO BUILDINGS  
GROSS AREA=8.2376 AC.  
R.O.W. AREA=0.3246 AC.  
NET AREA=7.9130 AC.

S 00°08'55" W 449.05'

1000.00'

N 00°08'55" E

S 89°51'05" E 440.00'

N 89°51'05" W 440.00'

390.00'

PROPOSED 50' R.O.W. LINE

282.80'

S 00°08'55" W 332.80'

718.66'

S 89°39'32" E 768.66'

Dedicated per Doc No. 92616687

175TH STREET

S 89°39'32" E 768.55'

N. line NW 1/4 Sec. 35-36-12

LEGEND

- Manhole
- Catch Basin
- Inlet
- End Section
- Fire Hydrant
- Valve in Vault
- Light Pole
- Utility Pole



84TH AVENUE

N 00°08'55" E

1000.00'

E. line NW 1/4 Sec. 35-36-12

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 282.80 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 05 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 440.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 55 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 449.05 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST 119.66 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 119.44 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 107.23 FEET AND A BEARING OF NORTH 82 DEGREES 51 MINUTES 40 SECONDS WEST; THENCE NORTH 89 DEGREES 33 MINUTES 15 SECONDS WEST 93.66 FEET TO THE SOUTHEAST CORNER OF OUTLOT B IN GALLAGHER & HENRY'S RADCLIFFE PLACE UNIT 1; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00 DEGREES 16 MINUTES 22 SECONDS EAST 216.70 FEET TO THE SOUTH LINE OF 175TH STREET, AS DEDICATED PER DOCUMENT NO. 92-616687; THENCE SOUTH 89 DEGREES 39 MINUTES 32 SECONDS EAST ALONG SAID SOUTH LINE OF 175TH STREET, A DISTANCE OF 768.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }  
COUNTY OF WILL } SS:

TO: STANDARD BANK & TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1982 AND KNOWN AS TRUST NO. 8274; THE CHICAGO CATHOLIC ARCHDIOCESE; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 4, 8, 10, 11B AND 15 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT IN THE DATE OF THIS SURVEY) OF AN URBAN SURVEY.

JOLIET, ILLINOIS August 21, 1995

ROBERT A. ROGINA  
ILLINOIS PROFESSIONAL LAND SURVEYOR 2017

OFFICE COPY 01-516  
CHURCH PARCELS  
ALTA/ACSM LAND TITLE SURVEY

REVISIONS

1. Add 175th Street Dedication	08/29/98	6.
2. Rev. Parcel 1	07/10/98	7.
3. Add ALTA / ACSM	08/16/98	8.
4. Revise per Client Review	08/21/98	9.
5. JOURNAL ENTRY	08/24/98	10.

PREPARED BY:

**ROGINA**  
& ASSOCIATES, L.T.D.  
ENGINEERS • SURVEYORS • PLANNERS

93 Caterpillar Drive • Joliet, Illinois • 815/729-0777 • FAX 815/729-0782

CLIENT:

GALLAGHER & HENRY  
6280 JOLIET ROAD  
COUNTRYSIDE, ILLINOIS 60525

PROJECT:

RADCLIFFE PLACE  
TINLEY PARK, ILLINOIS

PROJECT NO:

505.082

DESIGNED BY:

R.M.S.

DATE:

08/17/98

DRAWN BY:

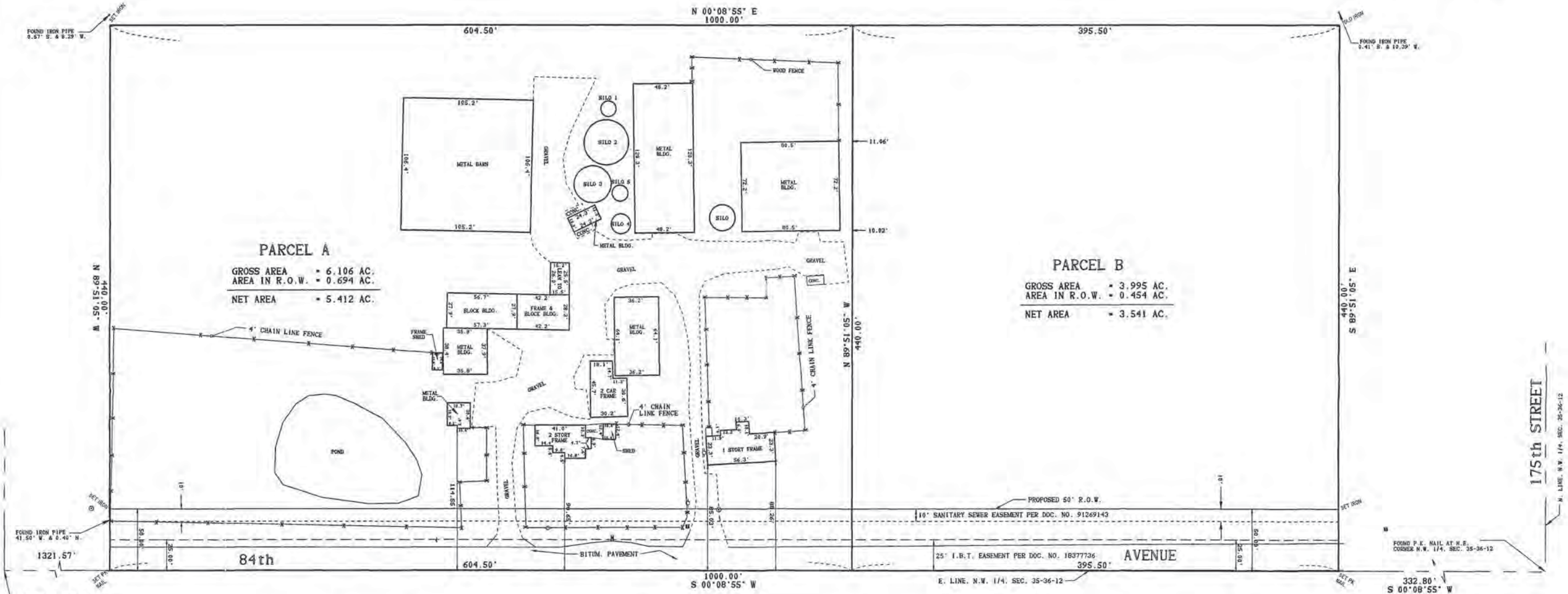
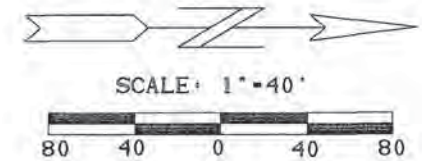
H.A.L.

SCALE:

1"=60'

CHECKED BY:

R.A.R.



### LEGEND



- MANHOLE
- CATCH BASIN
- INLET
- WATER VALVE IN BOX
- FIRE HYDRANT
- STREET LIGHT
- RESIDENTIAL COLLECTOR STREET LIGHT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN

### PARCEL A:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER FOR A DISTANCE OF 332.80 FEET TO THE PLACE OF BEGINNING, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 440.0 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1000.0 FEET TO A POINT, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 440.0 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 35, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 1000.0 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 395.50 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL B:

THE NORTH 395.50 FEET OF A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 332.80 FEET TO THE PLACE OF BEGINNING, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 440.0 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1000.0 FEET TO A POINT, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 440.0 FEET TO A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 35, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 1000.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

OCTOBER 22, 1998

STATE OF ILLINOIS }  
COUNTY OF WILL } SS:

TO: THE CATHOLIC BISHOP OF CHICAGO  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 7a, 8, 10 AND 11b OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

JOLIET, ILLINOIS

ROBERT M. ROGINA - ILLINOIS P.L.S. No. 0017

2017

STATE OF ILLINOIS

JOLIET, ILL.

01-516

REVISIONS			PREPARED BY	CLIENT	PROJECT	PROJECT NO	DESIGNED BY	ALTA SURVEY	SHEET NO. 1 OF 1
1	UPDATE SURVEY	08/24/02	 <b>R. G. INA</b> & ASSOCIATES, LTD. ENGINEERS • SURVEYORS • PLANNERS 93 Caterpillar Drive • Joliet, Illinois • 815/729-9777 • FAX 815/729-9782	DAVID M. JAFFE 200 EAST COURT STREET KANKAKEE, IL 60901	HOGER PROPERTY CATHOLIC BISHOP SURVEY	0505.084	R.M.S.		
2						DATE	DRAWN BY		
3						10/23/98	K.L.K.		
4						SCALE	CHECKED BY		
5						1" = 40'	R.A.R.		

**ROGINA**  
ENGINEERS & ASSOCIATES, L.T.D.  
SURVEYORS & PLANNERS  
93 Caterpillar Drive - Joliet, Illinois - 815/729-9777 - FAX 815/729-9782

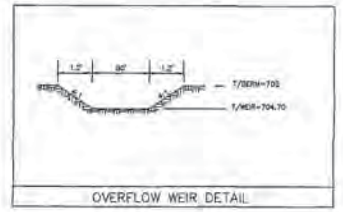
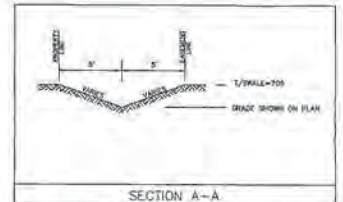
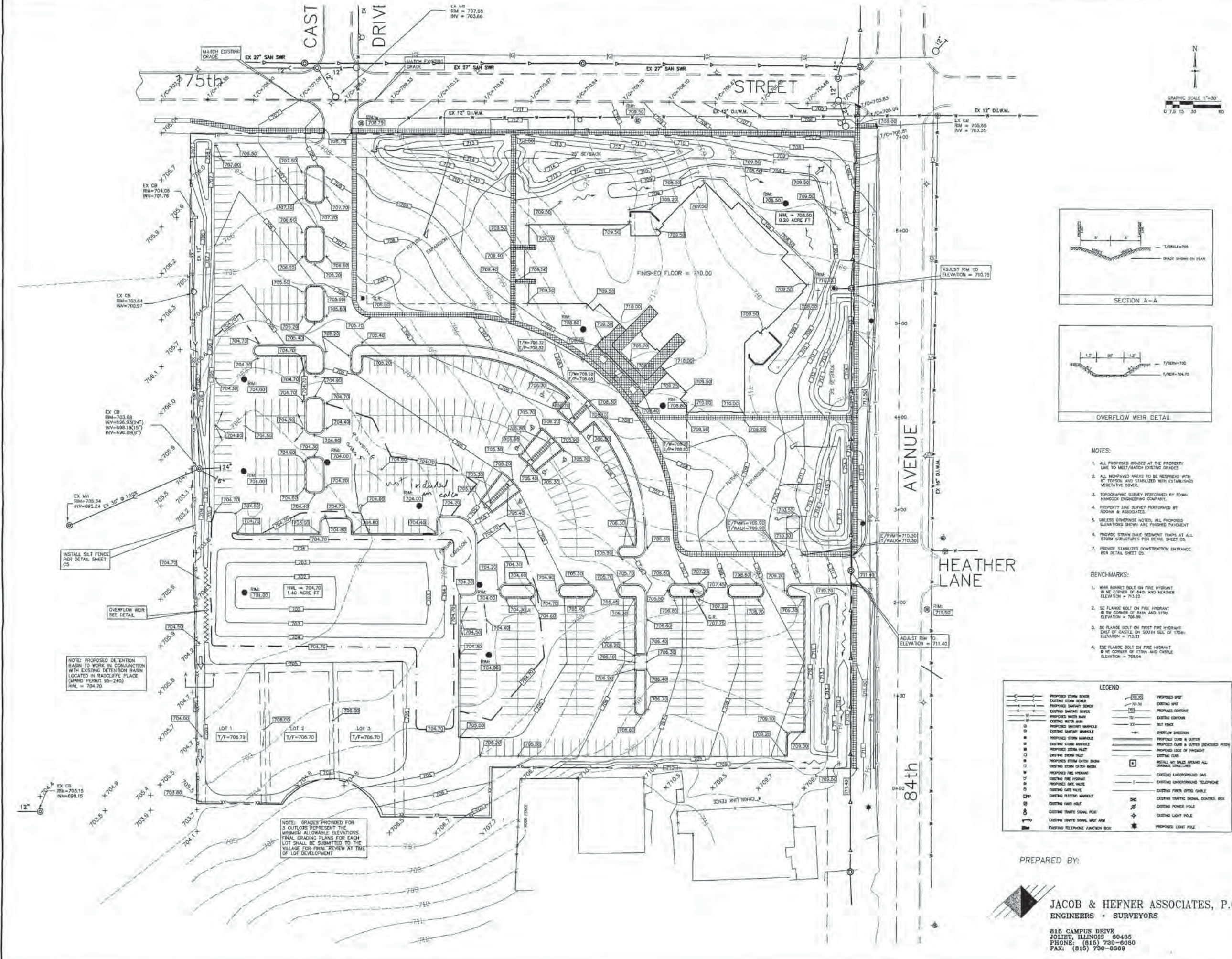
DAVID M. JAFFE  
200 EAST COURT STREET  
KANKAKEE, IL 60901

HOGER PROPERTY  
CATHOLIC BISHOP SURVEY

PROJECT NO:  
0505.084  
DATE:  
10/23/98  
SCALE:  
1" = 40'

DESIGNED BY:  
R.M.S.  
DRAWN BY:  
K.L.K.  
CHECKED BY:  
R.A.R.

ALTA SURVEY



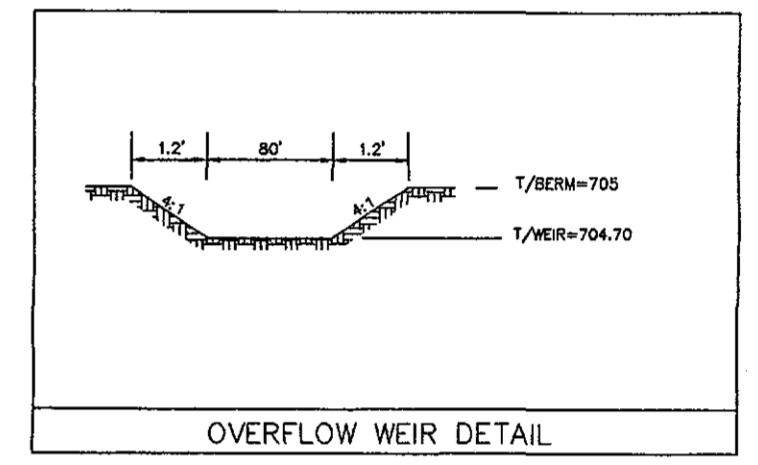
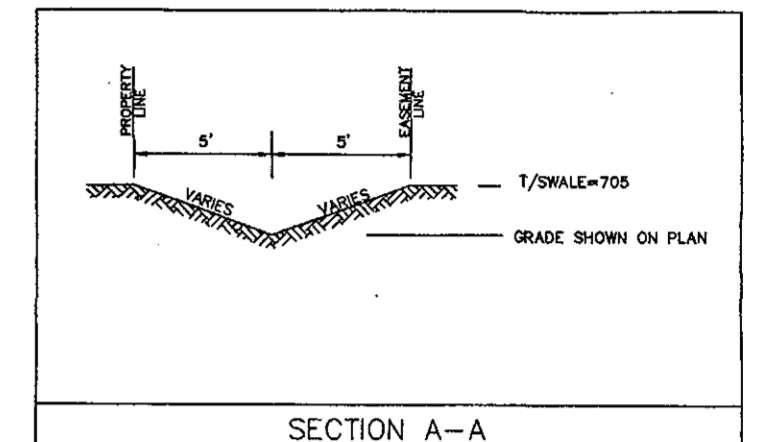
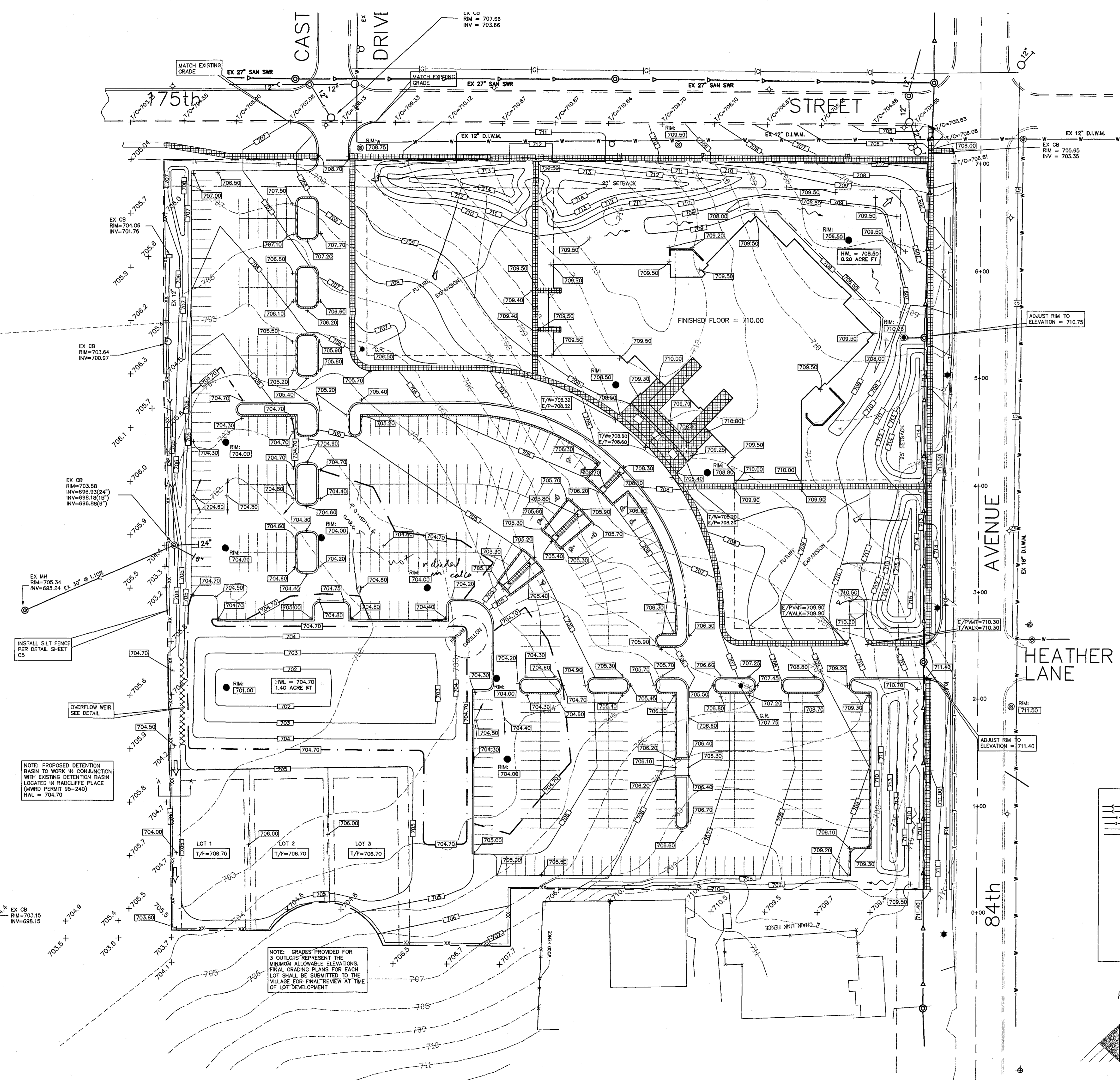
- NOTES:**
1. ALL PROPOSED GRADES AT THE PROPERTY LINE TO MEET/MATCH EXISTING GRADES.
  2. ALL NONPAVED AREAS TO BE RESURFACED WITH 4\"/>
- BENCHMARKS:**
1. MARK BENCHMARK ON FIRE HYDRANT @ NE CORNER OF 84th AND HEATHER LANE ELEVATION = 713.23
  2. SE FLANGE BOLT ON FIRE HYDRANT @ SW CORNER OF 84th AND 175th ELEVATION = 708.89
  3. SE FLANGE BOLT ON FIRST FIRE HYDRANT EAST OF CASTLE ON SOUTH SIDE OF 175th ELEVATION = 713.21
  4. ESE FLANGE BOLT ON FIRE HYDRANT @ NE CORNER OF 175th AND CASTLE ELEVATION = 709.04

**LEGEND**

PROPOSED STORM SEWER	PROPOSED SPOT
EXISTING STORM SEWER	EXISTING SPOT
PROPOSED SANITARY SEWER	PROPOSED CONTOUR
EXISTING SANITARY SEWER	EXISTING CONTOUR
PROPOSED WATER MAIN	EXISTING WATER MAIN
EXISTING WATER MAIN	EXISTING WATER MAIN
PROPOSED SANITARY MANHOLE	EXISTING SANITARY MANHOLE
EXISTING SANITARY MANHOLE	EXISTING SANITARY MANHOLE
PROPOSED STORM INLET	EXISTING STORM INLET
EXISTING STORM INLET	EXISTING STORM INLET
PROPOSED STORM CATCH BASIN	EXISTING STORM CATCH BASIN
EXISTING STORM CATCH BASIN	EXISTING STORM CATCH BASIN
PROPOSED FIRE HYDRANT	EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
PROPOSED GAS VALVE	EXISTING GAS VALVE
EXISTING GAS VALVE	EXISTING GAS VALVE
EXISTING ELECTRIC MANHOLE	EXISTING ELECTRIC MANHOLE
EXISTING HOLE	EXISTING HOLE
EXISTING TRAFFIC SIGNAL POST	EXISTING TRAFFIC SIGNAL POST
EXISTING TRAFFIC SIGNAL MAST ARM	EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING TELEPHONE JUNCTION BOX	EXISTING TELEPHONE JUNCTION BOX
PROPOSED SPOT	PROPOSED SPOT
EXISTING SPOT	EXISTING SPOT
PROPOSED CONTOUR	PROPOSED CONTOUR
EXISTING CONTOUR	EXISTING CONTOUR
EXISTING CURB	EXISTING CURB
EXISTING CURB	EXISTING CURB
EXISTING UNDERGROUND GAS	EXISTING UNDERGROUND GAS
EXISTING UNDERGROUND TELEPHONE	EXISTING UNDERGROUND TELEPHONE
EXISTING FIBER OPTIC CABLE	EXISTING FIBER OPTIC CABLE
EXISTING TRAFFIC SIGNAL CONTROL BOX	EXISTING TRAFFIC SIGNAL CONTROL BOX
EXISTING POWER POLE	EXISTING POWER POLE
EXISTING LIGHT POLE	EXISTING LIGHT POLE
PROPOSED LIGHT POLE	PROPOSED LIGHT POLE

PREPARED BY:  
**JACOB & HEFNER ASSOCIATES, P.C.**  
 ENGINEERS • SURVEYORS  
 815 CAMPUS DRIVE  
 JOLIET, ILLINOIS 60435  
 PHONE: (815) 730-6080  
 FAX: (815) 730-6369





NOTES:

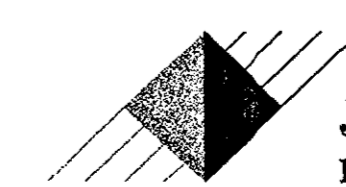
1. ALL PROPOSED GRADES AT THE PROPERTY LINE TO MEET/MATCH EXISTING GRADES
2. ALL NONPAVED AREAS TO BE RESPAVED WITH 8\"/>
3. TOPOGRAPHIC SURVEY PERFORMED BY EDWIN HANCOCK ENGINEERING COMPANY.
4. PROPERTY LINE SURVEY PERFORMED BY ROUGHAN & ASSOCIATES
5. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS SHOWN ARE FINISHED PAVEMENT
6. PROVIDE STRAW BALE SEDIMENT TRAPS AT ALL STORM STRUCTURES PER DETAIL SHEET CS.
7. PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHEET CS.

BENCHMARKS:

1. WNW BOLLARD BOLT ON FIRE HYDRANT  
NE CORNER OF 84th AND HEATHER  
ELEVATION = 713.23
2. SE FLANGE BOLT ON FIRE HYDRANT  
SW CORNER OF 84th AND 175th  
ELEVATION = 706.89
3. SE FLANGE BOLT ON FIRST FIRE HYDRANT  
EAST OF CASTLE ON SOUTH SIDE OF 175th  
ELEVATION = 713.21
4. ESE FLANGE BOLT ON FIRE HYDRANT  
NE CORNER OF 175th AND CASTLE  
ELEVATION = 706.04

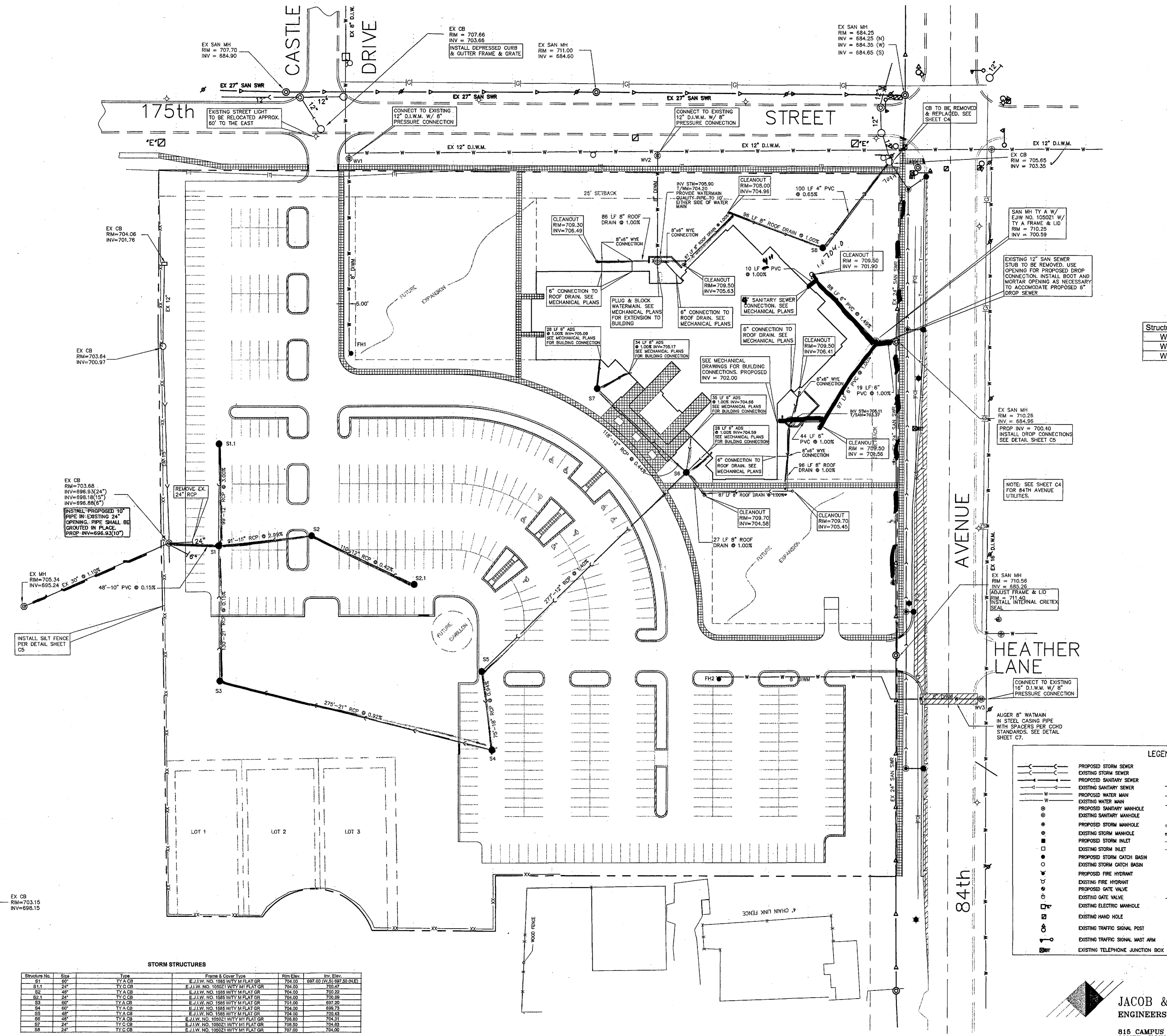
LEGEND	
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED STORM MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED STORM CATCH BASIN
	EXISTING STORM CATCH BASIN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING GATE VALVE
	PROPOSED ELECTRIC MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING POLE HOLE
	EXISTING TRAFFIC SIGNAL POST
	EXISTING TRAFFIC SIGNAL MAST ARM
	EXISTING TELEPHONE JUNCTION BOX
	PROPOSED SPOT
	EXISTING SPOT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB & GUTTER
	PROPOSED CURB & GUTTER (REVERSED PITCH)
	PROPOSED SLOPE OF PAVEMENT
	EXISTING SLOPE OF PAVEMENT
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE
	PROPOSED TRAFFIC SIGNAL CONTROL BOX
	EXISTING TRAFFIC SIGNAL CONTROL BOX
	PROPOSED UNDERGROUND GAS
	EXISTING UNDERGROUND GAS
	PROPOSED UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND TELEPHONE
	PROPOSED FIBER OPTIC CABLE
	EXISTING FIBER OPTIC CABLE
	PROPOSED POWER POLE
	EXISTING POWER POLE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

PREPARED BY:



JACOB & HEFNER ASSOCIATES, P.C.  
ENGINEERS • SURVEYORS

816 CAMPUS DRIVE  
JOLIET, ILLINOIS 60435  
PHONE: (815) 730-6080  
FAX: (815) 730-8369



**FIRE HYDRANTS**

Structure No.	G.R. Elevation
FH1	706.50
FH2	707.75

**VALVE VAULT TABLE**

Structure No.	Valve Size	Rim Elevation	Vault Size
WV1	8"	708.75	60"
WV2	8"	709.50	60"
WV3	8"	711.50	60"

**NOTES:**

1. ALL UTILITY TRENCHES BENEATH PROPOSED PAVEMENT, DRIVEWAYS, APRONS AND SIDEWALKS SHALL BE BACKFILLED WITH C&G-7 AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ALL EXISTING WATER, STORM SEWER, AND SANITARY SEWER APPURTENANCES SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
3. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
4. OPEN LIDS ARE INDICATED AS FRAME & GRATE. CLOSED LIDS ARE INDICATED AS FRAME & LID.
5. ROOF DRAIN PIPE SHALL BE EITHER PVC OR HDPE. QUALITY PIPE SHALL BE USED WHERE THE ROOF DRAIN PASSES OVER THE PROPOSED WATERMAIN FOR A DISTANCE OF 10' EITHER SIDE OF THE WATERMAIN.

**BENCHMARKS:**

1. W.W. BONNET BOLT ON FIRE HYDRANT @ NE CORNER OF 84th AND HEATHER ELEVATION = 713.23
2. SE FLANGE BOLT ON FIRE HYDRANT @ SW CORNER OF 84th AND 175th ELEVATION = 708.89
3. SE FLANGE BOLT ON FIRST FIRE HYDRANT EAST OF CASTLE ON SOUTH SIDE OF 175th ELEVATION = 713.21
4. SE FLANGE BOLT ON FIRE HYDRANT @ NE CORNER OF 175th AND CASTLE ELEVATION = 709.04

**LEGEND**

PROPOSED STORM SEWER	PROPOSED SPOT
EXISTING STORM SEWER	EXISTING SPOT
PROPOSED SANITARY SEWER	PROPOSED CONTOUR
EXISTING SANITARY SEWER	EXISTING CONTOUR
PROPOSED WATER MAIN	EXISTING WATER MAIN
PROPOSED SANITARY MANHOLE	SILT FENCE
EXISTING SANITARY MANHOLE	OVERFLOW DIRECTION
PROPOSED STORM MANHOLE	PROPOSED CURB & GUTTER
EXISTING STORM MANHOLE	PROPOSED CURB & GUTTER (REVERSED PITCH)
PROPOSED STORM INLET	PROPOSED EDGE OF PAVEMENT
EXISTING STORM INLET	EXISTING CURB
PROPOSED STORM CATCH BASIN	INSTALL HAY BALES AROUND ALL DRAINAGE STRUCTURES
EXISTING STORM CATCH BASIN	EXISTING UNDERGROUND GAS
PROPOSED FIRE HYDRANT	EXISTING UNDERGROUND TELEPHONE
EXISTING FIRE HYDRANT	EXISTING FIBER OPTIC CABLE
PROPOSED GATE VALVE	EXISTING TRAFFIC SIGNAL CONTROL BOX
EXISTING GATE VALVE	EXISTING POWER POLE
EXISTING ELECTRIC MANHOLE	EXISTING LIGHT POLE
EXISTING HAND HOLE	PROPOSED LIGHT POLE
EXISTING TRAFFIC SIGNAL POST	
EXISTING TRAFFIC SIGNAL MAST ARM	
EXISTING TELEPHONE JUNCTION BOX	

**STORM STRUCTURES**

Structure No.	Size	Type	Frame & Cover Type	Rim Elev.	Inv. Elev.
S1	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	697.00 (N.E.) 697.50 (N.E.)
S1.1	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	700.47
S2	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	700.22
S2.1	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	700.89
S3	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	697.20
S4	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	699.73
S5	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	700.43
S6	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	704.31
S7	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	704.83
S8	24"	TYA CB	E.I.W. NO. 1585 W/TY M PLAT GR	704.00	704.00

NOTES: 1. ALL FLAT BLAD TOPS (EXCEPT STRUCTURE S8) SHALL HAVE 3 FOOT DIAMETER OPENING.  
2. GRATES FOR STRUCTURES 1 THROUGH 5 SHALL BE BOLTED DOWN.

**JACOB & HEFNER ASSOCIATES, P.C.**  
ENGINEERS • SURVEYORS  
815 CAMPUS DRIVE  
JOLIET, ILLINOIS 60436  
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FAX: (815) 730-6369

THE LITTLING PARTNERSHIP  
2000 North 1st Street  
JOLIET, ILLINOIS 60436  
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St. Stephen  
Deacon and Martyr  
SW Corner of 175th Street & 84th Avenue  
JOLIET, ILLINOIS 60436

UTILITY PLAN

Sheet No. C-3

22/June/01

# ST STEPHEN

Deacon And Martyr Catholic Church  
SW Corner of 175th Street & 84th Avenue  
Tinley Park, Illinois

**FOR REFERENCE ONLY:  
SELECT ARCHITECTURAL DRAWINGS FROM ORIGINAL BUILDING.  
(DRAWINGS INCLUDED FOR SITE PLAN APPROVAL ARE  
UNDERLINED BELOW.)**

#### CIVIL CONSULTANT:

JACOB & HEFNER ASSOCIATES  
815 Campus Dr.  
Joliet, IL 60435

#### STRUCTURAL CONSULTANT:

LARSON ENGINEERING OF ILLINOIS  
40 Shuman Blvd.  
Naperville, IL 60563

#### MECHANICAL & ELECTRICAL CONSULTANT:

ENGINEERING CONSULTANTS, INC.  
815 N. Larkin Ave.  
Joliet, IL 60435

#### INDEX TO DRAWINGS

<u>T-1</u> <u>TITLE SHEET</u>	S-1 FOUNDATION PLAN
C-1 DIMENSIONAL CONTROL/PAVING PLAN	S-2 LOW ROOF FRAMING PLAN
C-2 GRADING/SOIL EROSION CONTROL PLAN	S-3 HIGH ROOF FRAMING PLAN
C-3 UTILITY PLAN	S-3.1 ALTERNATE FOUNDATION & FRAMING PLANS
C-4 84TH AVENUE CURB INSTALLATION	S-4 GENERAL NOTES & SCHEDULES
C-5 DETAILS	S-5 FOUNDATION DETAILS
C-6 SPECIFICATIONS	S-6 FRAMING DETAILS
	S-7 FRAMING DETAILS
A-1 <u>FLOOR PLANS</u>	MPE-1 SYMBOLS AND ABBREVIATIONS
A-1.1 <u>ALT. #3 PLAN, PARTITION TYPES, &amp; MISC. DETAILS</u>	MPE-2 SITE PLAN
A-2 REFLECTED CEILING PLAN	M-1 FIRST FLOOR PLAN - MECHANICAL
A-3 CEILING DETAILS	M-2 UNDERGROUND PLAN - MECHANICAL / SCHEDULES & DETAILS
A-4 ROOF PLANS & DETAILS	M-3 ALTERNATE #3 - MECHANICAL
A-5 <u>BUILDING ELEVATIONS</u>	
A-5.1 <u>BUILDING ELEVATIONS</u>	P-1 FIRST FLOOR PLAN - PLUMBING WASTE
A-6 <u>BUILDING ELEVATIONS</u>	P-2 FIRST FLOOR PLAN - PLUMBING WATER
A-7 BUILDING SECTIONS	P-3 ALTERNATE #3 & ROOF PLANS - PLUMBING
A-8 BUILDING SECTIONS	P-4 RISERS & DIAGRAMS
A-9 WALL SECTIONS	
A-10 WALL SECTIONS AND DETAILS	SP-1 FIRST FLOOR PLAN - SPRINKLERS
A-11 WALL SECTIONS AND DETAILS	SP-2 ALTERNATE #3 - PLUMBING
A-12 DETAILS	
A-13 TOILET & CASEWORK INTERIOR ELEV.	E-1 FIRST FLOOR PLAN - LIGHTING
A-14 HAVE INTERIOR ELEVATIONS	E-2 FIRST FLOOR PLAN - POWER
A-15 HAVE & SANCTUARY DETAILS	E-3 FIRST FLOOR PLAN - SPECIAL SYSTEMS
A-16 DOOR SCHEDULE / DOOR & WINDOW FRAME ELEVATIONS	E-4 ALTERNATE #3 - LIGHTING, POWER, & SPECIAL SYSTEMS
A-17 DOOR & WINDOW FRAME DETAILS	E-5 SCHEDULES & DETAILS
A-18 ROOM FINISH SCHEDULE & MATERIAL FINISH PLAN	E-6 ELECTRICAL SCHEDULES
A-19 FINISH PLAN	E-7 ELECTRICAL DETAILS
	E-8 LIGHTING PROJECTION PLAN

#### BUILDING CONSTRUCTION CALSSIFICATION BOCA '96

2C Unprotected Noncombustible with Automatic Sprinkler System

#### AREA LIMITATIONS With 150% STREET FRONTAGE

And 200% SPRINKLER SYSTEM INCREASES PER USE GROUP

A-4 = 14,400sf + 7,200sf + 14,400sf	= 36,000sf	(18,956sf actual)
A-3 = 8,400sf + 4,200sf + 8,400sf	= 21,000sf	(11,304sf actual)
B = 14,400sf + 7,200sf + 14,400sf	= 36,000sf	(5,828sf actual)
S = 8,400sf + 4,200 + 8,400sf	= 21,000sf	(1,412sf actual)

Total Allowable Area 114,000sf

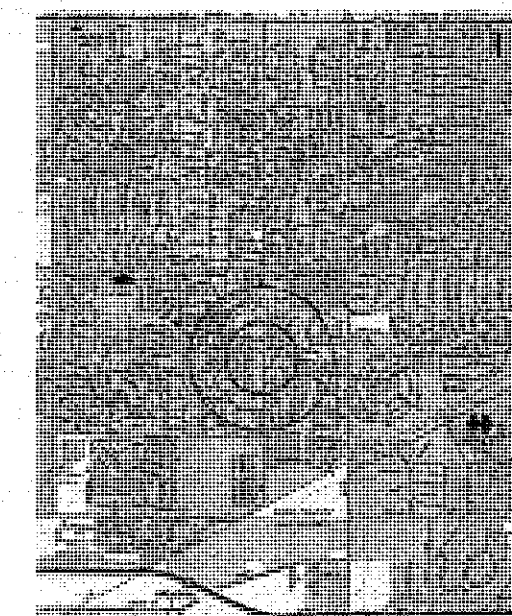
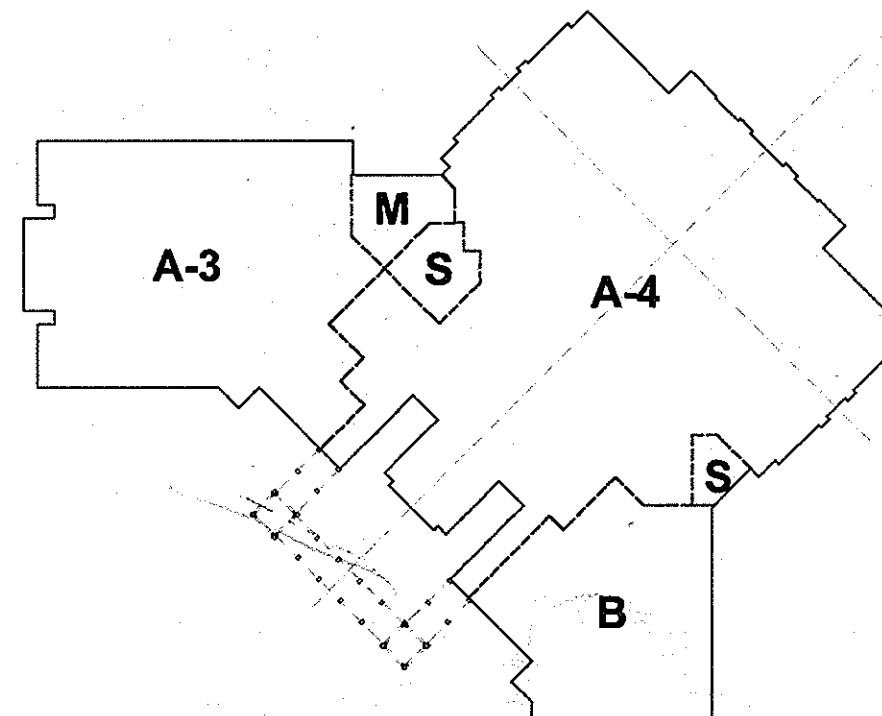
TOTAL AREA OF BUILDING With ALTERNATES 1 And 3 = 37,500 sf

CAPACITY OF NAVE @ 1'-6" PER OCCUPANT (Fixed Seating) = 1123

NUMBER OF OCCUPANTS (Movable Seating) = 53

TOTAL CAPACITY 1176

(CAPACITY OF NAVE (Fixed and Movable) @ 1'-10" PER OCCUPANT = 972)



SITE LOCATION

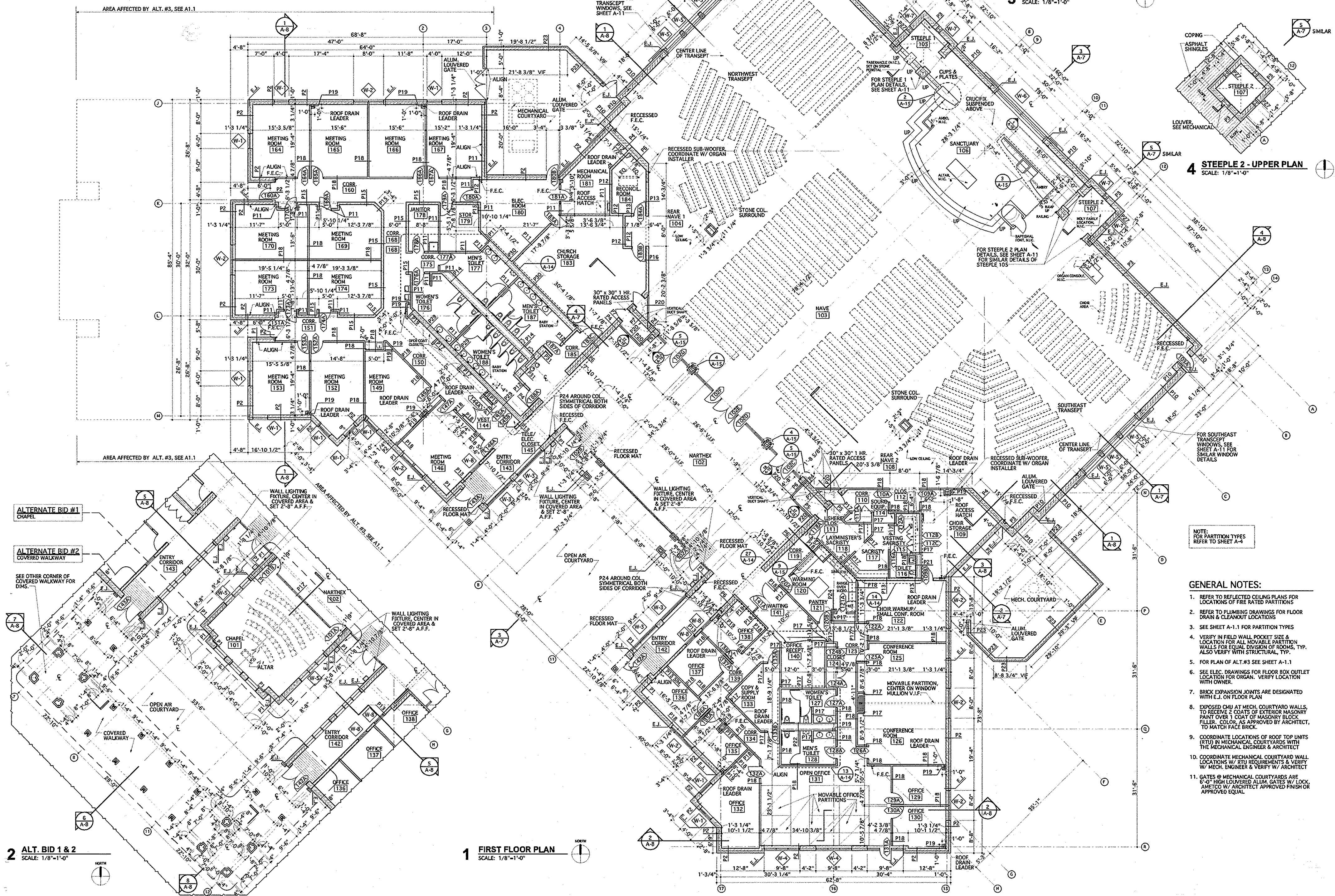


LZ/FILLIUNG PARTNERSHIP, LLP  
ARCHITECTS PLANNERS ENGINEERS  
45 SOUTH PARK BLVD., STE. 105  
GLEN ELLYN, ILLINOIS 60137  
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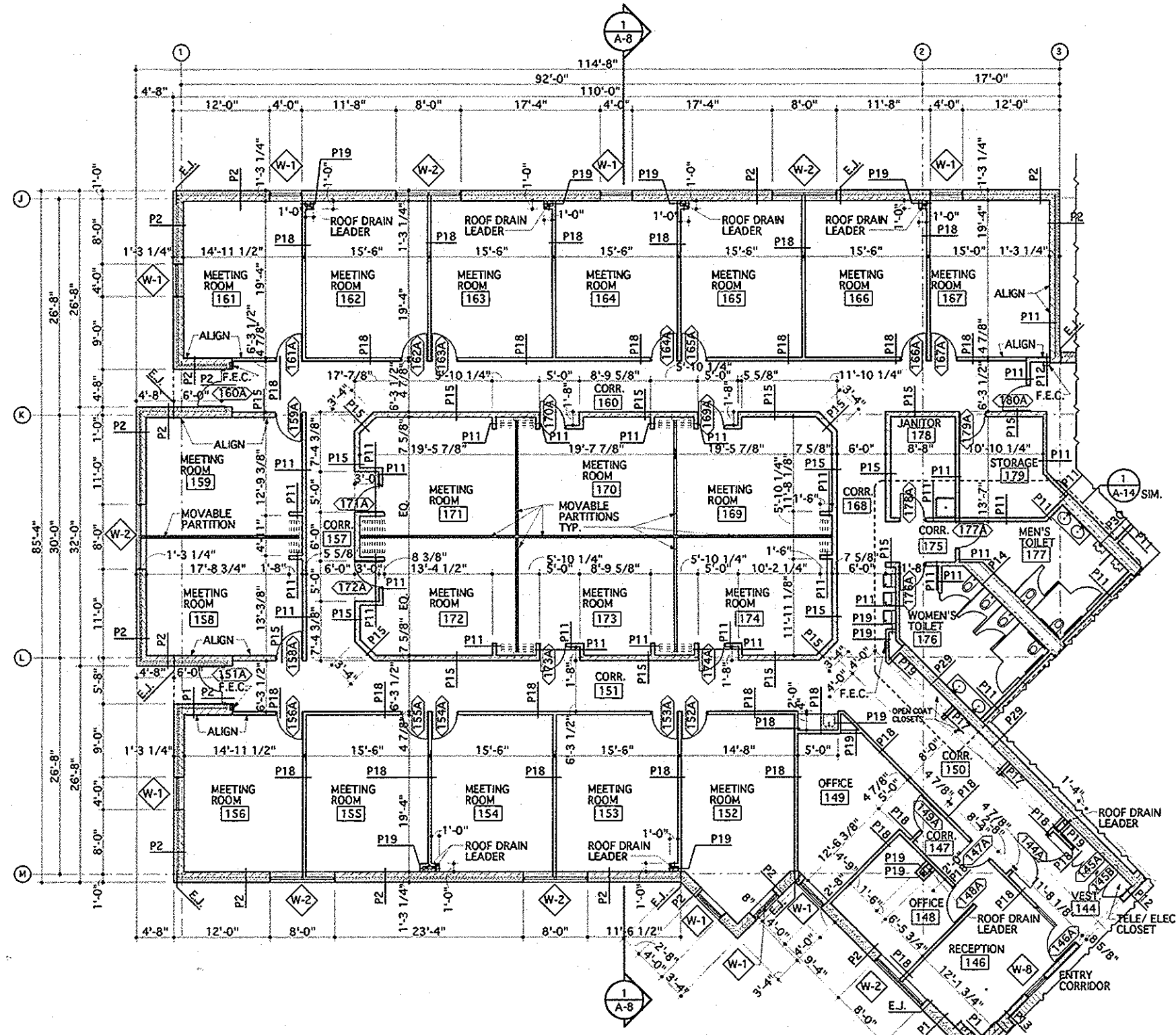
ST STEPHEN  
Deacon And Martyr Catholic Church  
SW Corner of 175th Street & 84th Avenue  
Tinley Park, Illinois

T-1	22 June 01	Date	Set No.
Sheet No.	200210	Job No.	

NOTE: "ALT. #3" WAS  
BUILT - SEE DRAWING  
A-1.1 FOR PLAN.



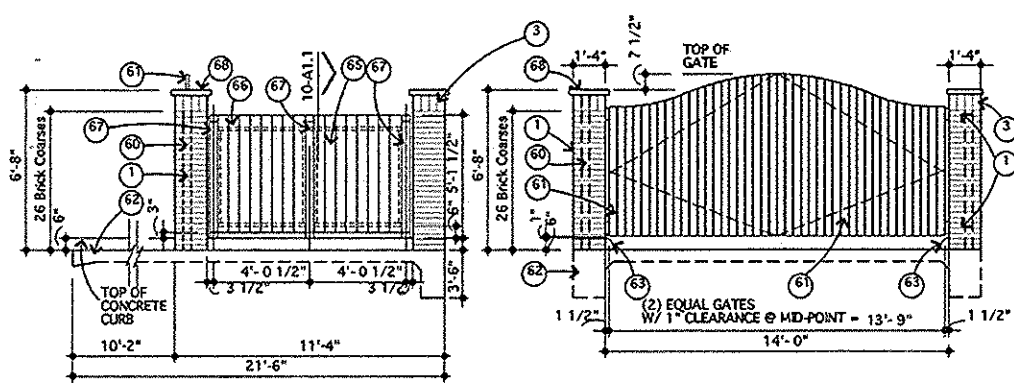
FOR GENERAL PLAN NOTES: REFER TO A-1



1 ALT. #3 - MEETING ROOM WING  
SCALE: 1/8"=1'-0"

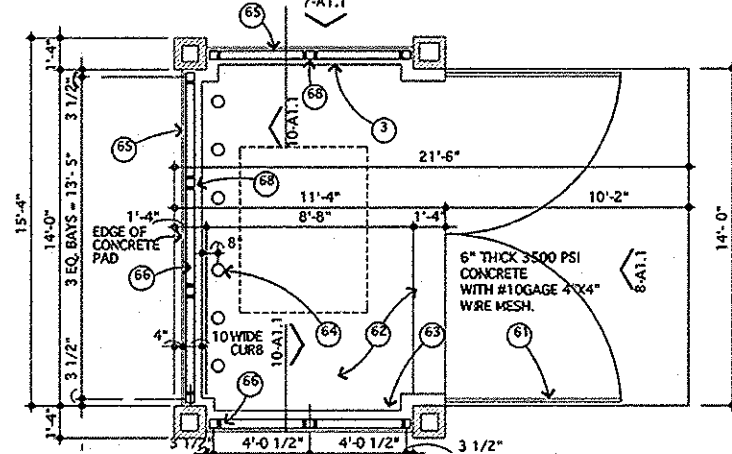
DUMPSTER KEY NOTES

1. FACE BRICK
2. SOLID COURSE
3. 4" SQUARE GALV. T.S. COLUMN FILLED WITH CONCRETE - PAINTED FINISH
4. 1/4" COR. BOARDS @ 4'-0" O.C. SECURED TO 2x4 ON 2"x4x1/2" TIE. GALV. T.S. TIE, TIE, WELD AND GRIND SMOOTH ALL JOINTS PRIOR TO PAINTING
5. CONCRETE SLAB
6. CONCRETE CURB
7. 6" OAK GALV. STEEL BALLAST @ 2'-0" O.C. FILL WITH CONCRETE. PAINTED FINISH
8. 1/2" CEDAR FENCE. SAND-TRANSPARENT STAIN
9. 2x4 TREATED WOOD HALTERS. PAINTED
10. 4x4 TREATED WOOD POSTS. PAINTED
11. STONE COPING. RAZED JOINT WITH SEALANT

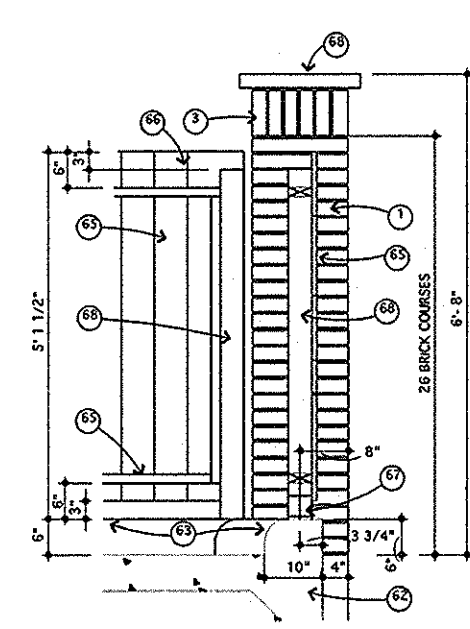


7 SIDE ELEVATION DUMPSTER ENCLOSURE  
1/4"=1'

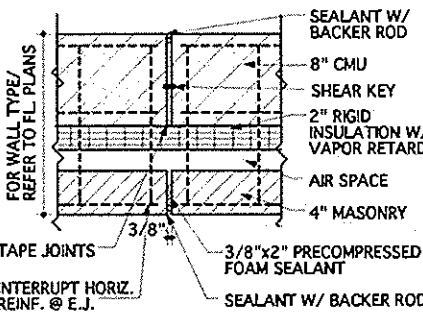
8 ELEVATION DUMPSTER ENCLOSURE  
1/4"=1'



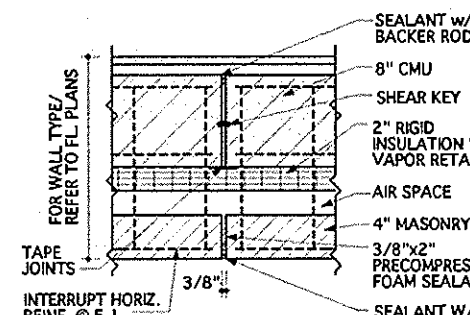
9 PLAN DUMPSTER ENCLOSURE  
1/4"=1'



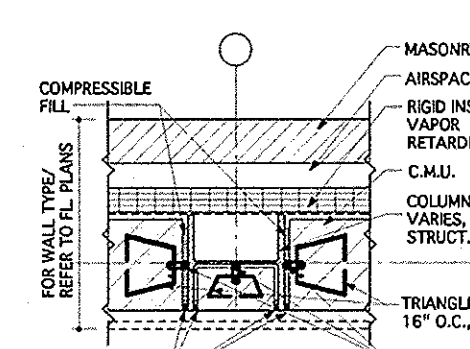
10 A10.23 WALL SECTION  
3/4"=1' PILASTER @ DUMPSTER ENCLOSURE



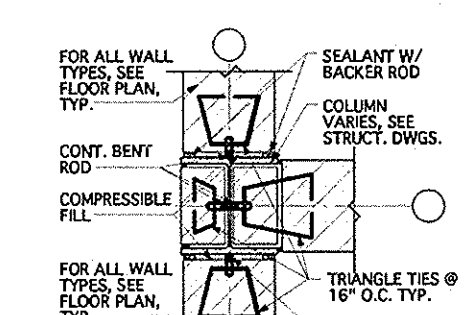
2 TYPICAL BRICK EXPANSION JOINT & CMU CONTROL JOINT  
SCALE: 1 1/2"=1'-0"



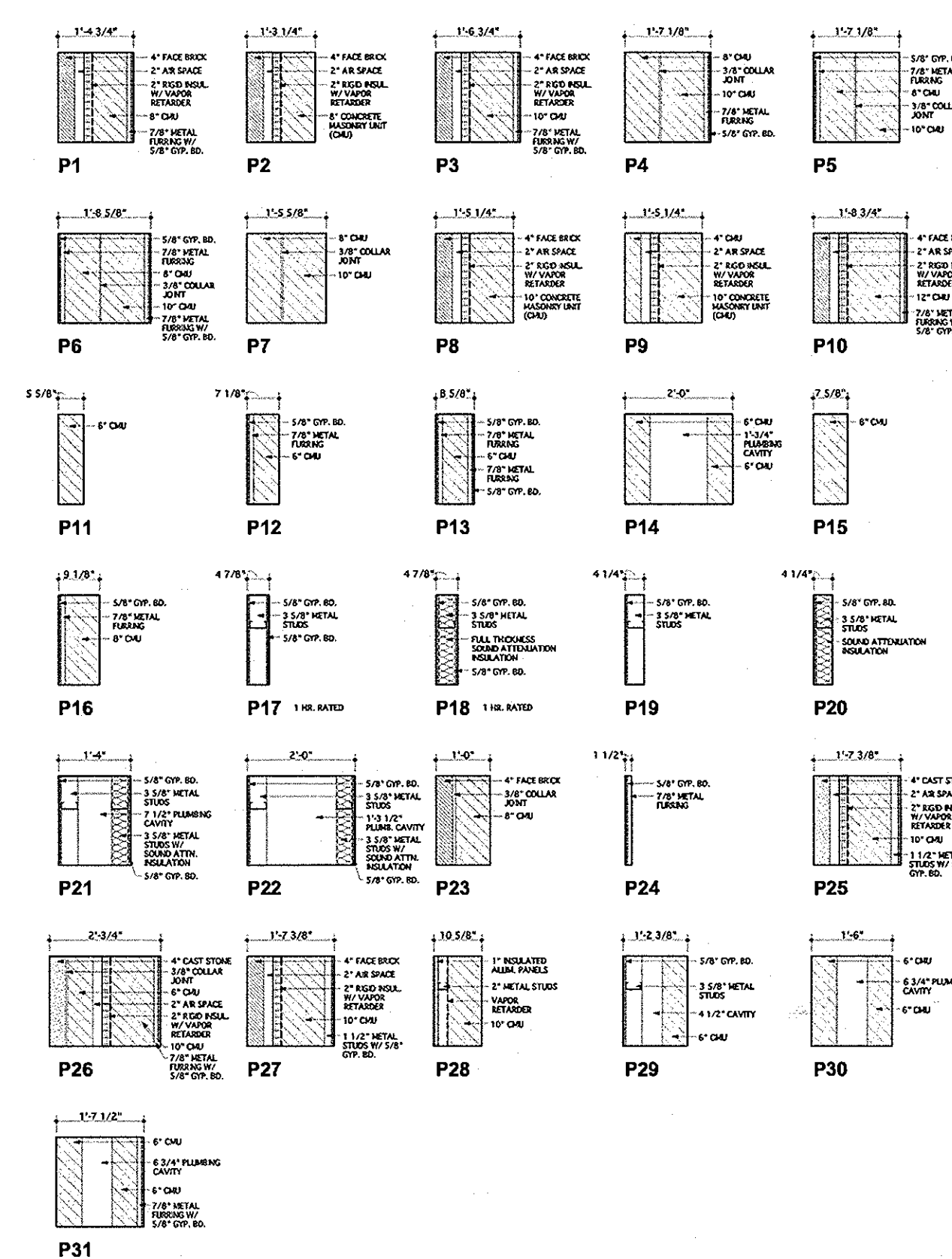
3 TYPICAL BRICK EXPANSION JOINT & CMU CONTROL JOINT  
SCALE: 1 1/2"=1'-0"



4 TYP. COL. TIES @ EXTERIOR WALLS  
SCALE: 1 1/2"=1'-0"



5 TYP. COL. TIES @ INTERIOR WALLS  
SCALE: 1 1/2"=1'-0"



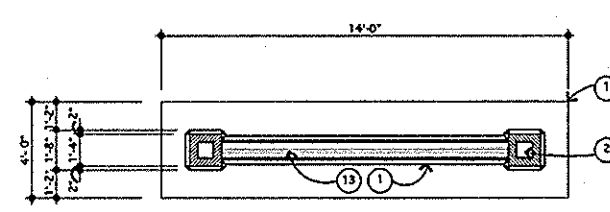
6 PARTITION TYPES  
SCALE: 3/4"=1'-0"

PARTITION NOTES

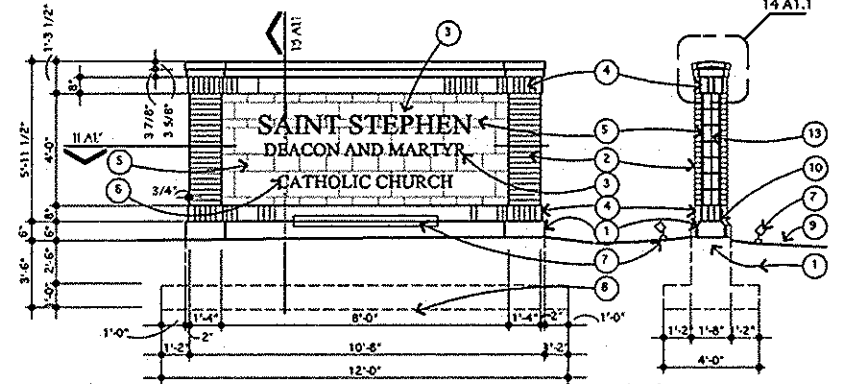
1. ALL PARTITIONS SHALL EXTEND TO STRUCTURE/SLAB ABOVE UNLESS OTHERWISE NOTED.
2. USE UNPAINTED, UNGLAZED, FIBER REINFORCED GLASS OR POLYCARBONATE GLASS FOR TOILET ROOMS.

MONUMENT SIGN KEY NOTES

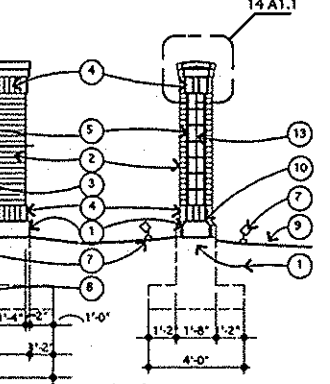
1. CONCRETE BASE
2. 16" x 16" CONCRETE FILLER BACK PLASTER
3. 10" HIGH (ST. STEPHEN, 5' HIGH (DEACON AND MARTYR)) CAST ALUMINUM LETTERS ON BOTH SIDES
4. BRICK GARDEN COURSE - INTERIORS
5. RANDOM WOOD RIBBING BOND PRECAST MASONRY UNITS
6. 4" HIGH LETTERS TO BE SPITZGLASS, ALL OTHERS SMOOTH FACE
7. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
8. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
9. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
10. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
11. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
12. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
13. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
14. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
15. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
16. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES
17. 6" HIGH CAST ALUMINUM LETTERS ON BOTH SIDES



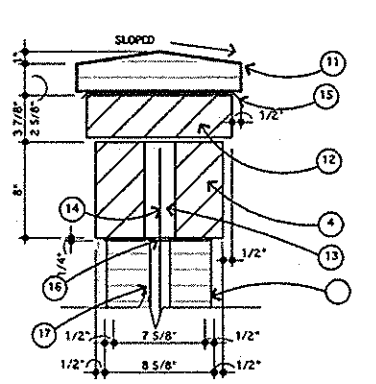
11 PLAN MONUMENT SIGN  
1/4"=1'



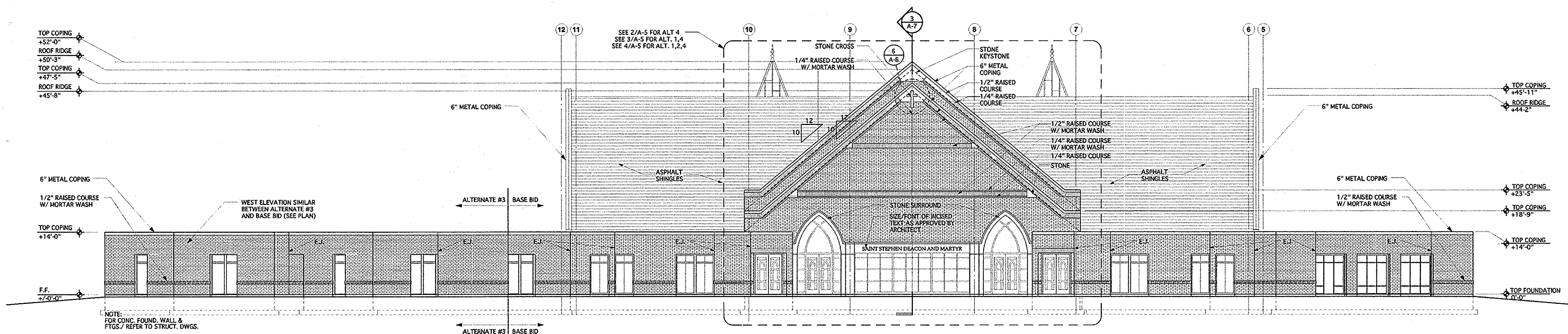
12 ELEVATION MONUMENT SIGN  
1/4"=1'



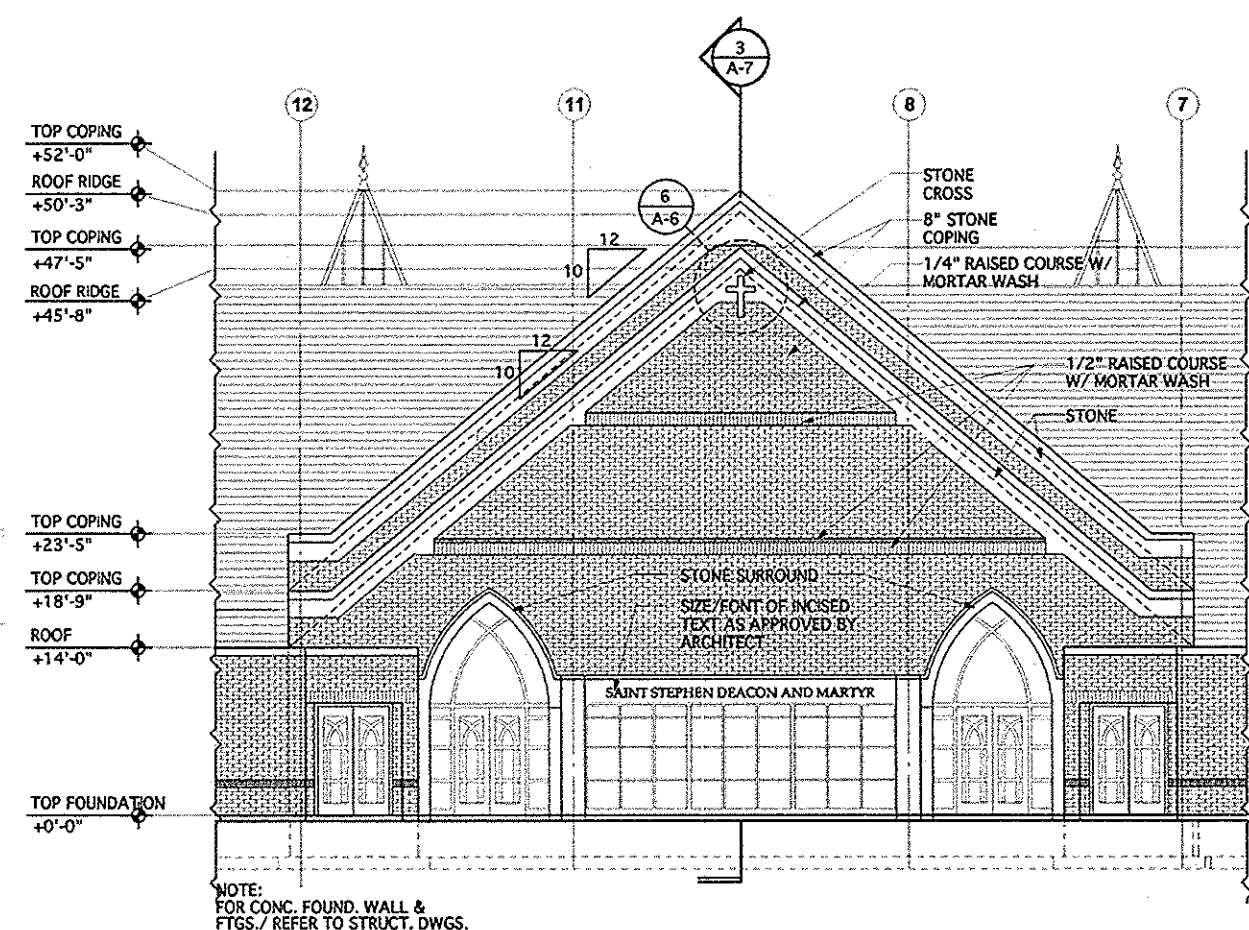
13 SECTION MONUMENT SIGN  
1/4"=1'



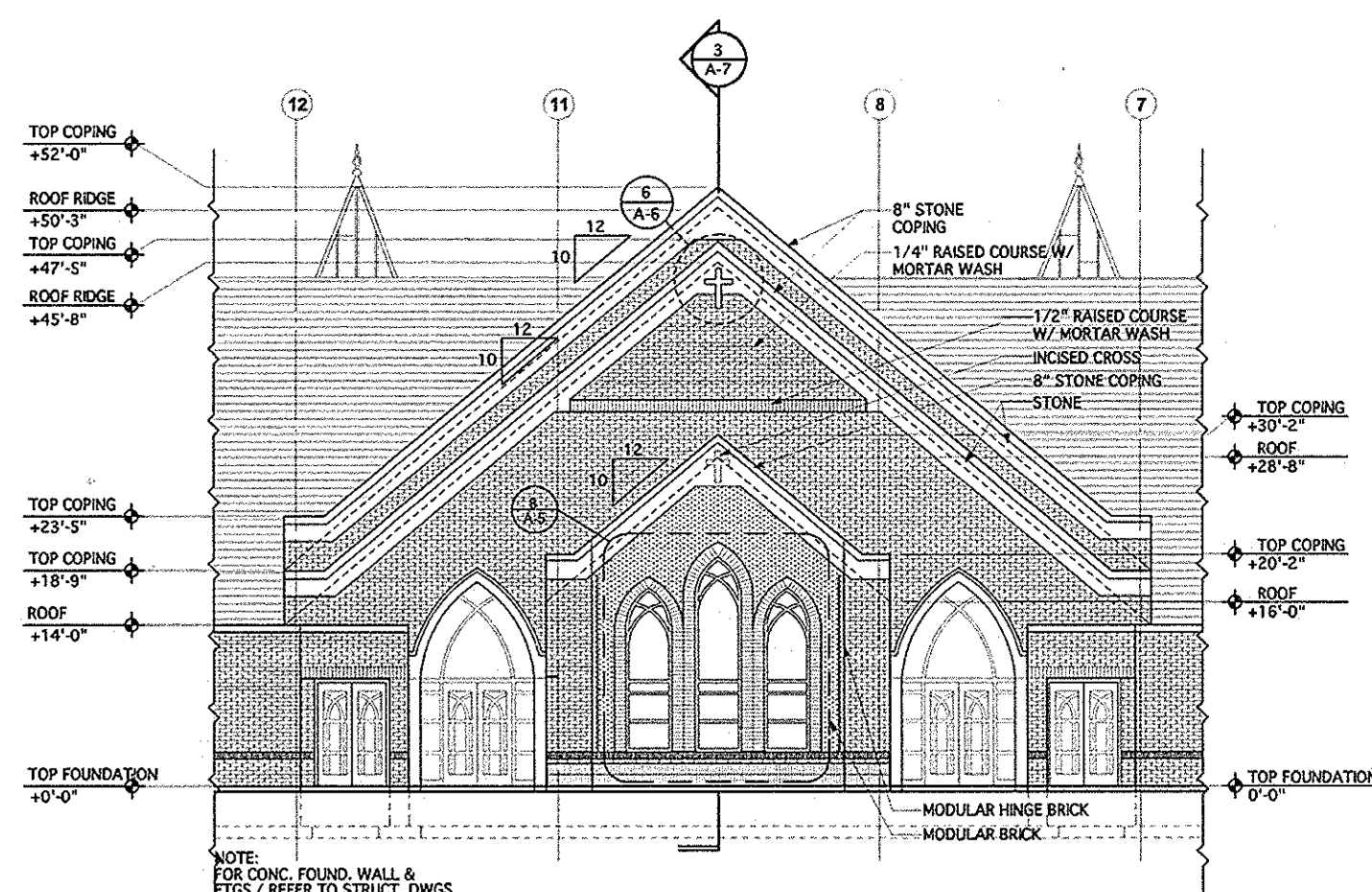
14 CAP DETAIL MONUMENT SIGN CAP  
1 1/2"=1'



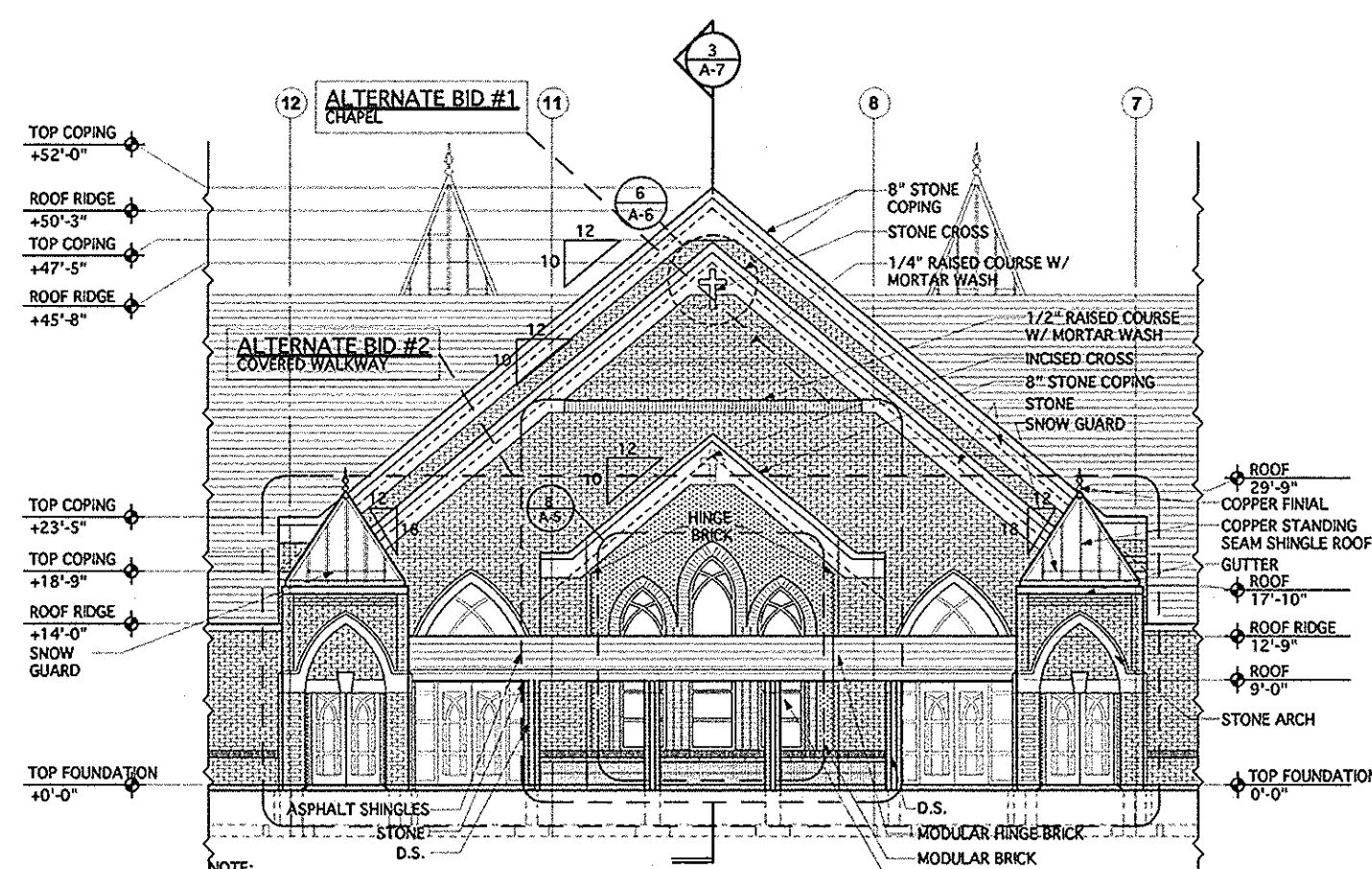
**1 SOUTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



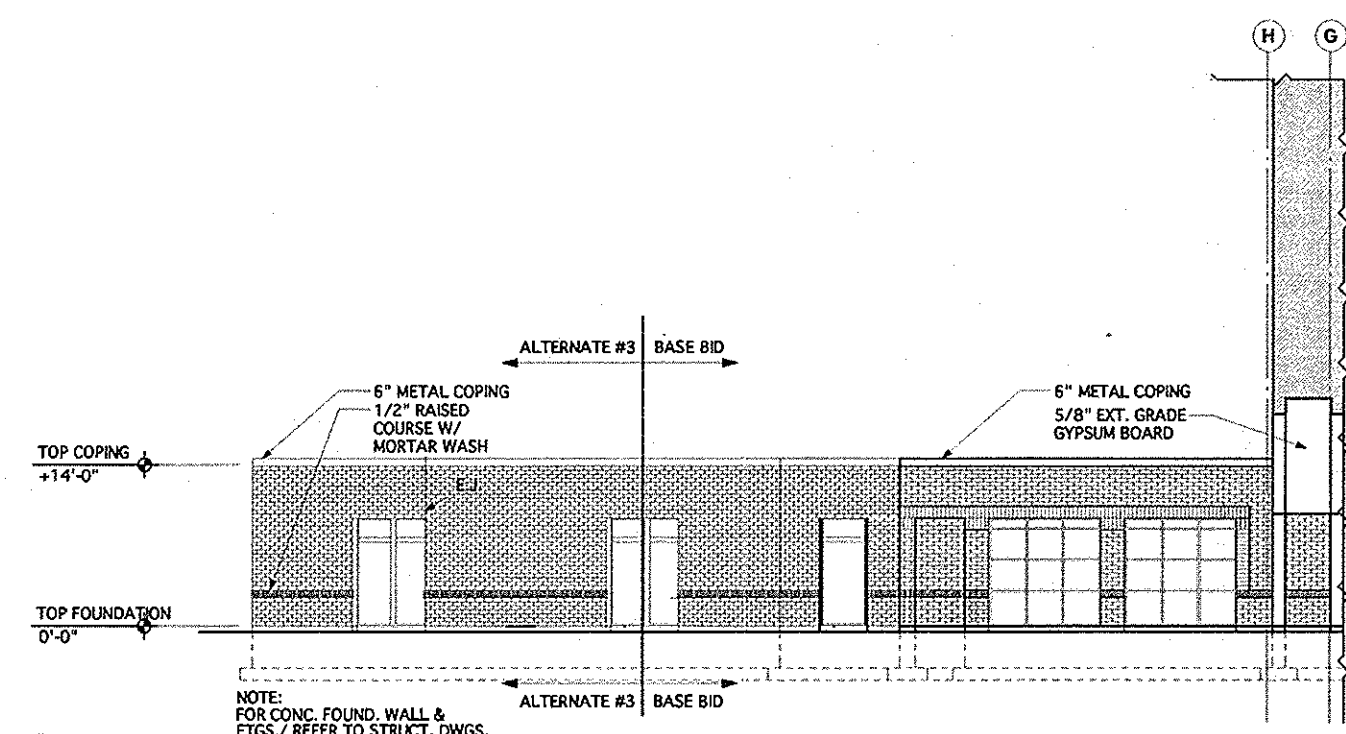
**2 PARTIAL SOUTHWEST ELEVATION (ALT. 4)**  
SCALE: 1/8"=1'-0"



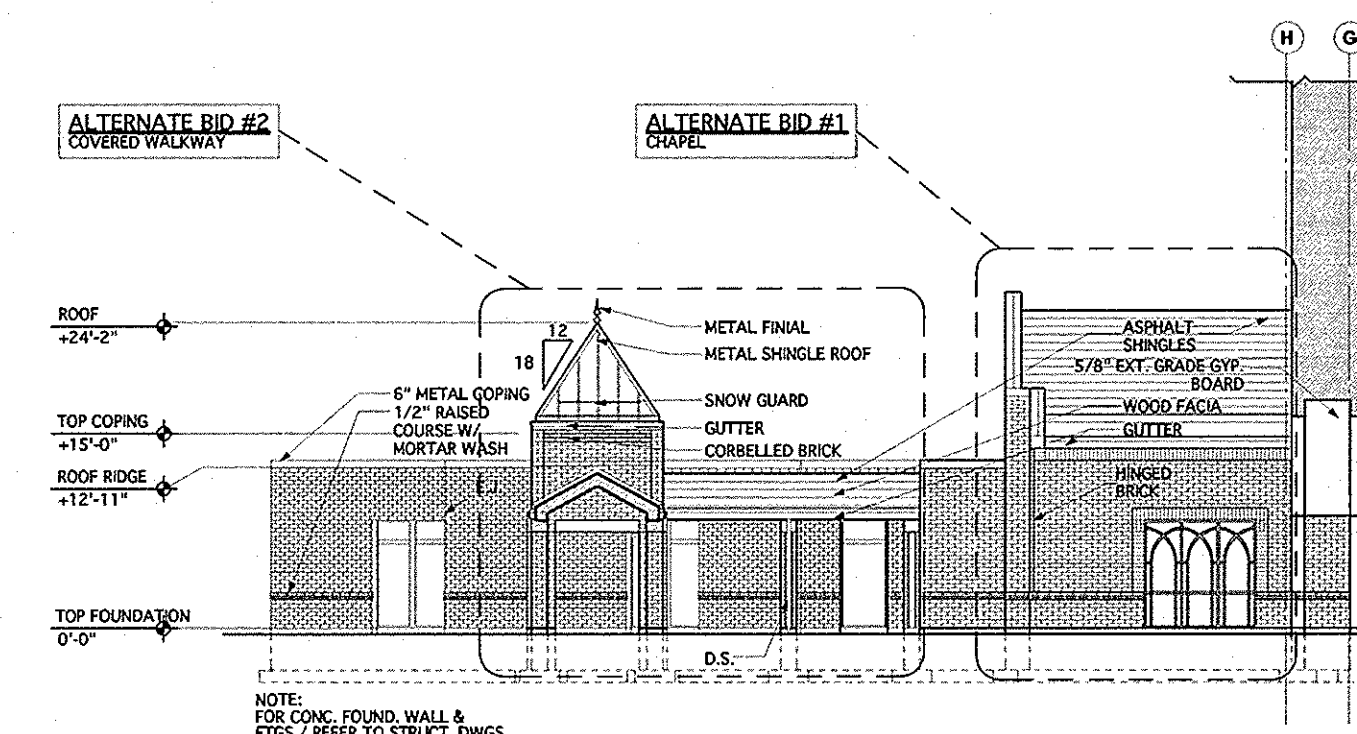
**3 PARTIAL SOUTHWEST ELEVATION (ALT. 1,4)**  
SCALE: 1/8"=1'-0"



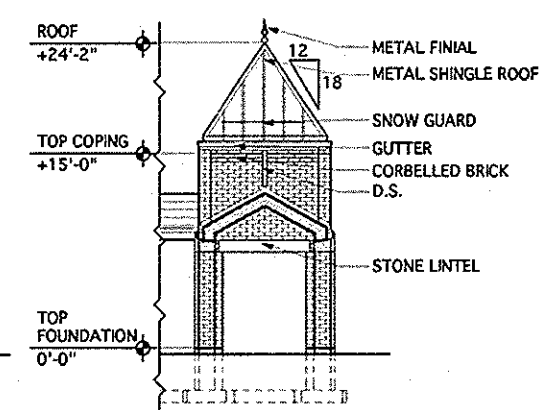
**4 PARTIAL SOUTHWEST ELEVATION (ALT. 1,2,4)**  
SCALE: 1/8"=1'-0"



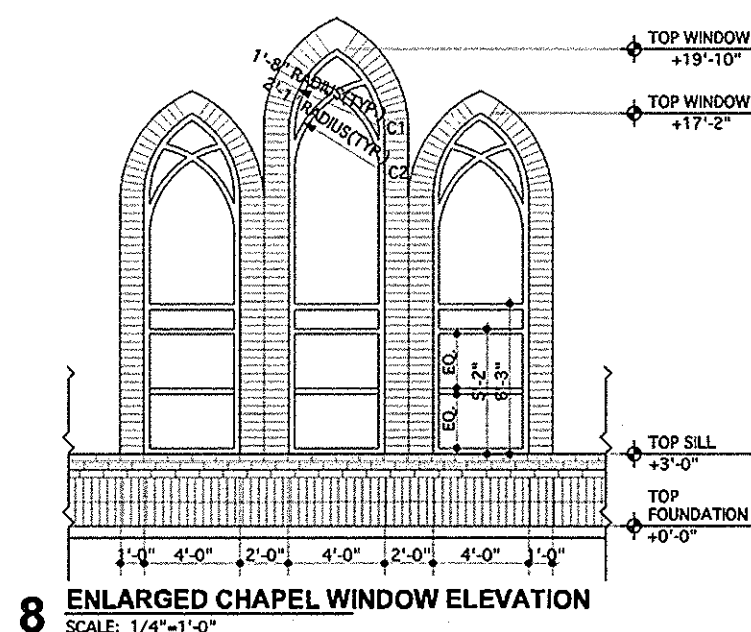
**5 PARTIAL SOUTHEAST COURTYARD ELEVATION (NORTHWEST SIM.)**  
SCALE: 1/8"=1'-0"



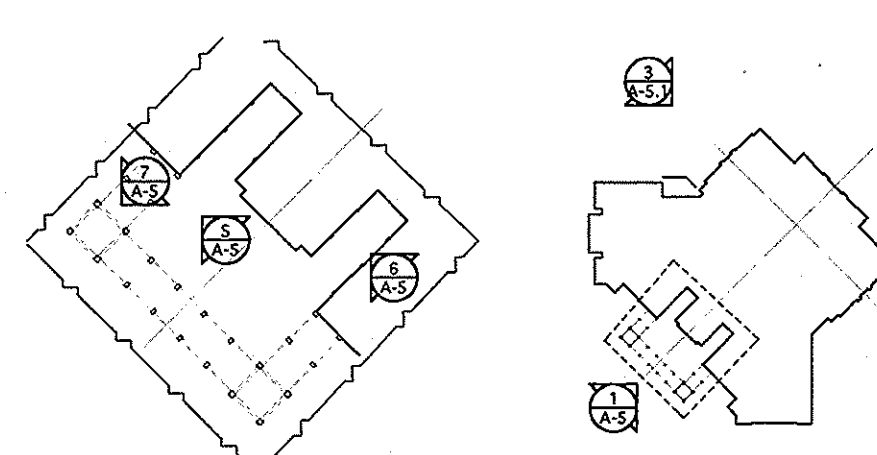
**6 PARTIAL SOUTHEAST CHAPEL ELEVATION (NORTHWEST SIM.)**  
SCALE: 1/8"=1'-0"



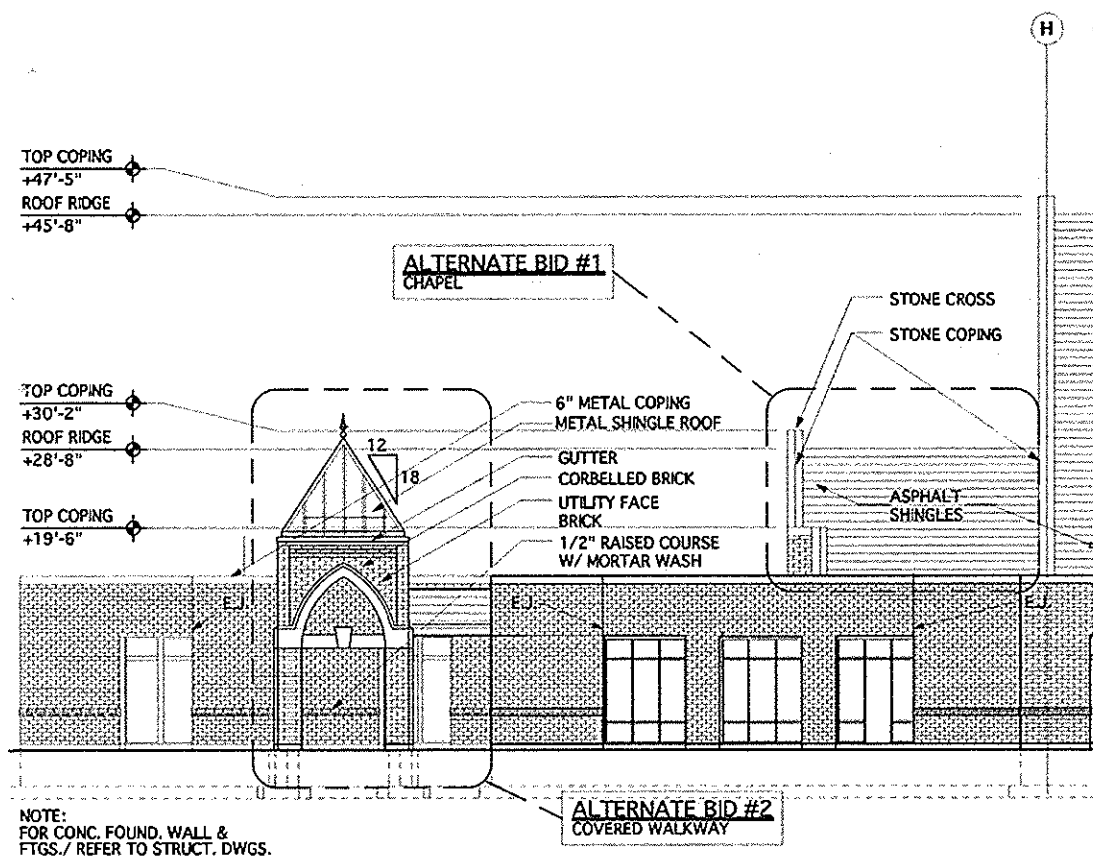
**7 PARTIAL NORTHEAST COVERED WALK ELEVATION**  
SCALE: 1/8"=1'-0"



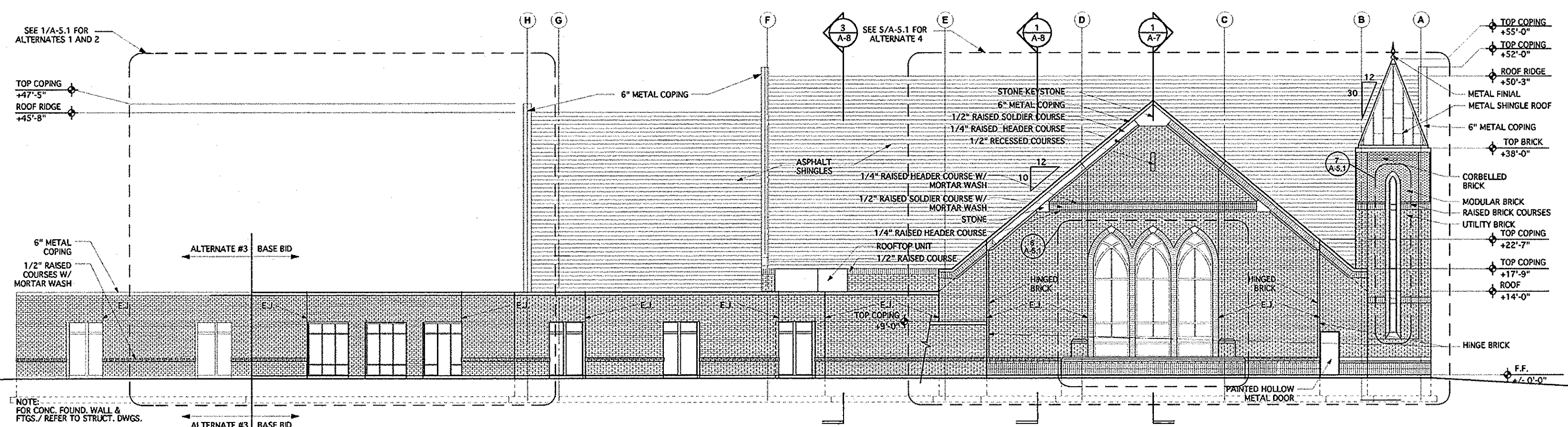
**8 ENLARGED CHAPEL WINDOW ELEVATION**  
SCALE: 1/4"=1'-0"



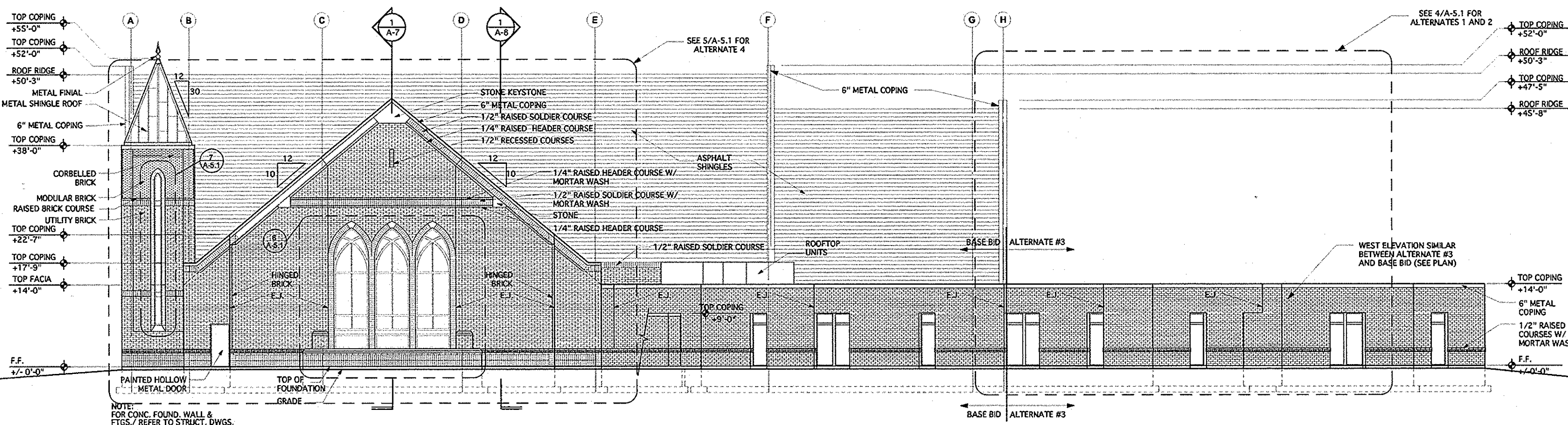
**9 KEY PLAN**  
NO SCALE



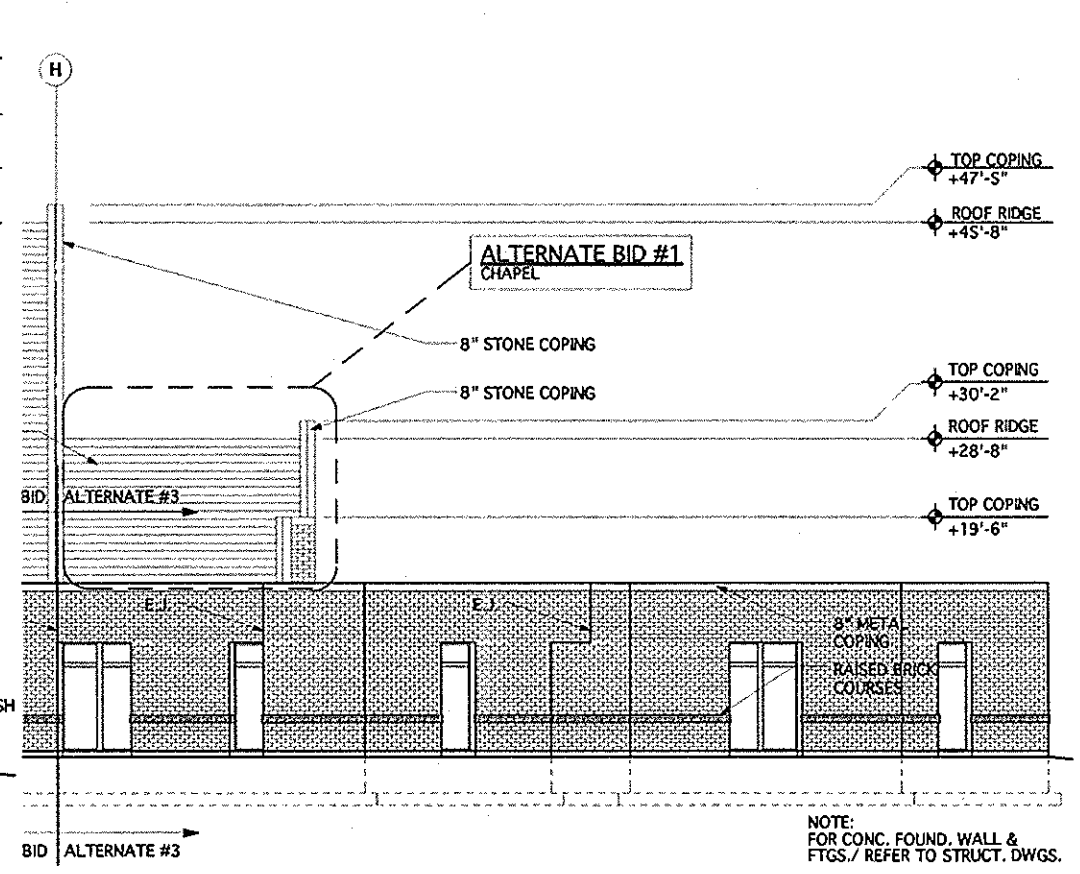
**1 PARTIAL SOUTHEAST ELEVATION (ALT. 1, 2)**  
SCALE: 1/8"=1'-0"



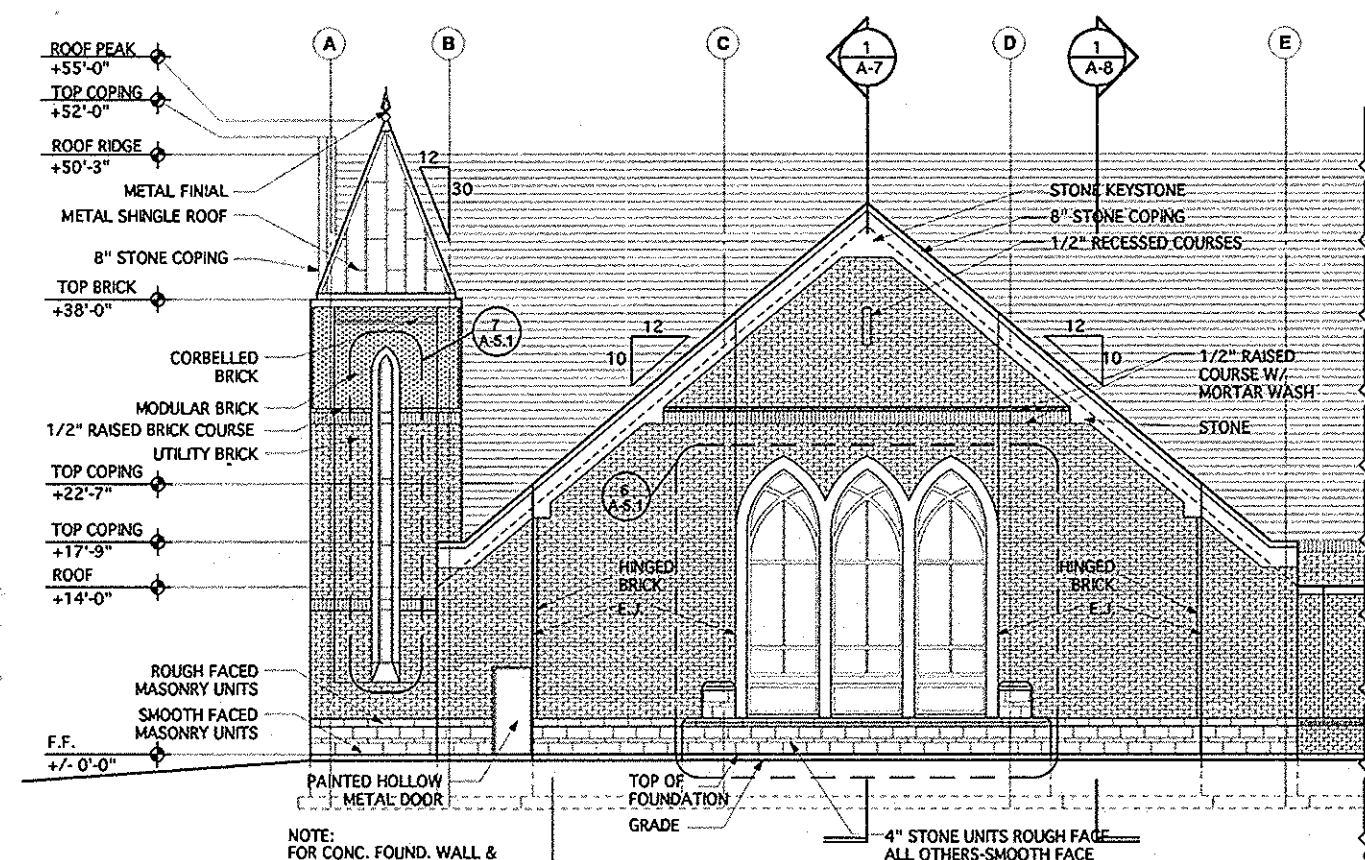
**2 SOUTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"



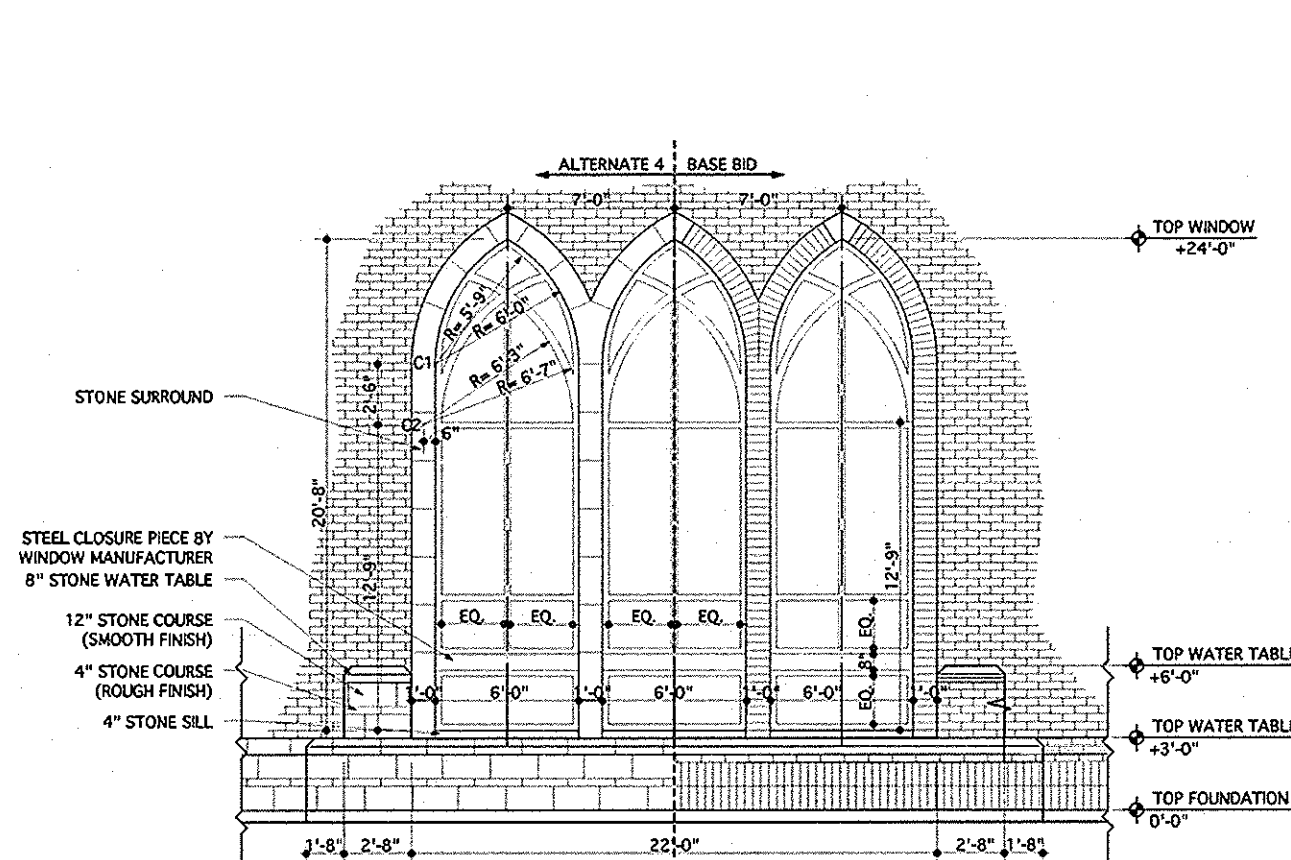
**3 NORTHWEST ELEVATION**  
SCALE: 1/8"=1'-0"



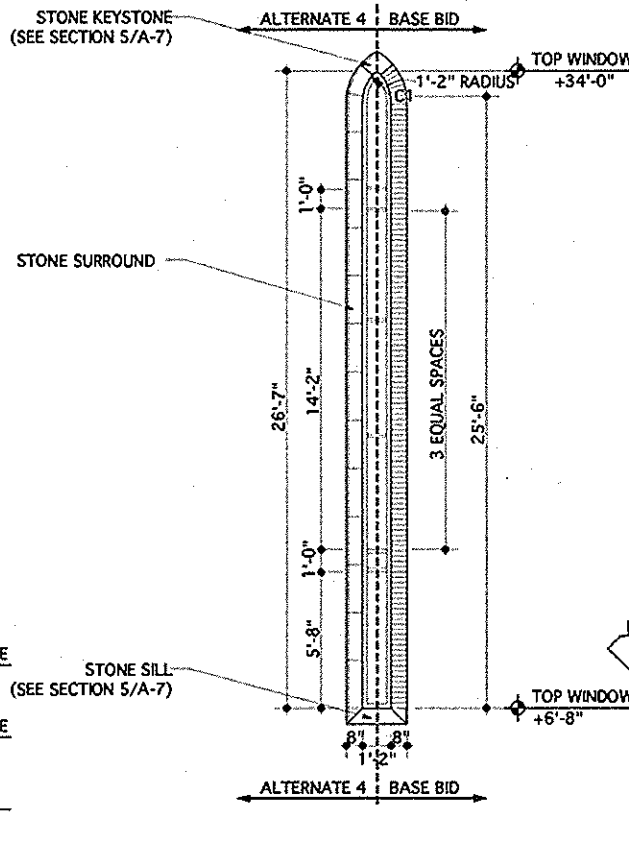
**4 PARTIAL NORTHWEST ELEVATION (ALT. 1)**  
SCALE: 1/8"=1'-0"



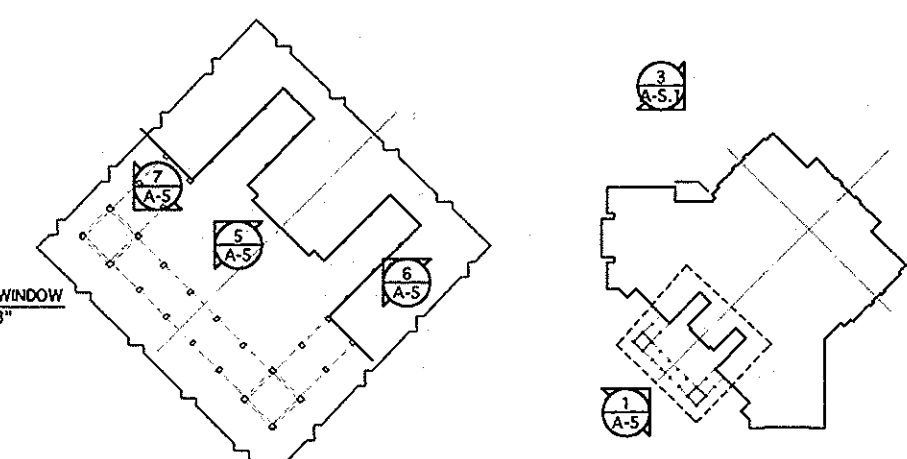
**5 PARTIAL NORTHWEST ELEVATION (ALT. 4) SOUTHEAST SIM.**  
SCALE: 1/8"=1'-0"



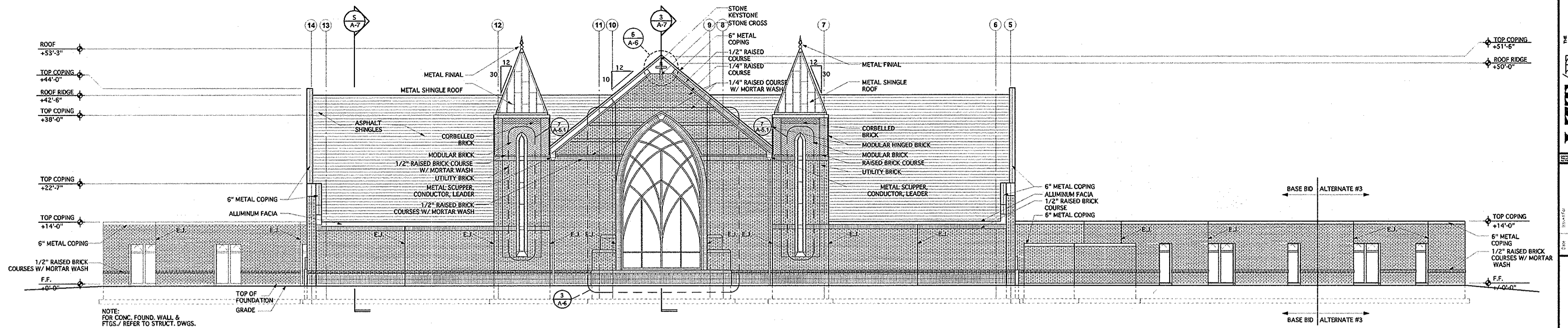
**6 ENLARGED TRANSEPT WINDOW ELEVATION**  
SCALE: 1/4"=1'-0"



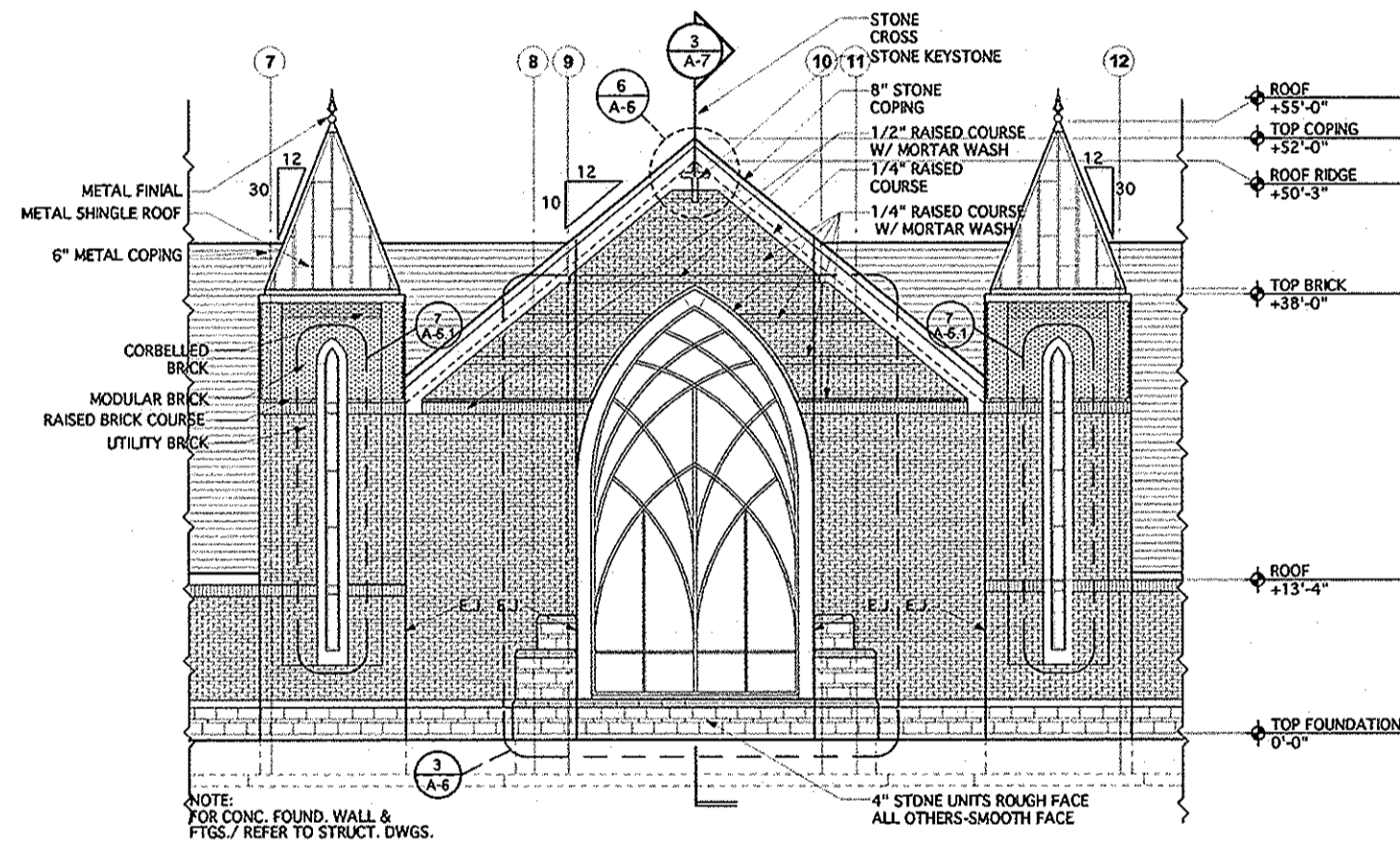
**7 ENLARGED STEEPLE WINDOW ELEV**  
NO SCALE



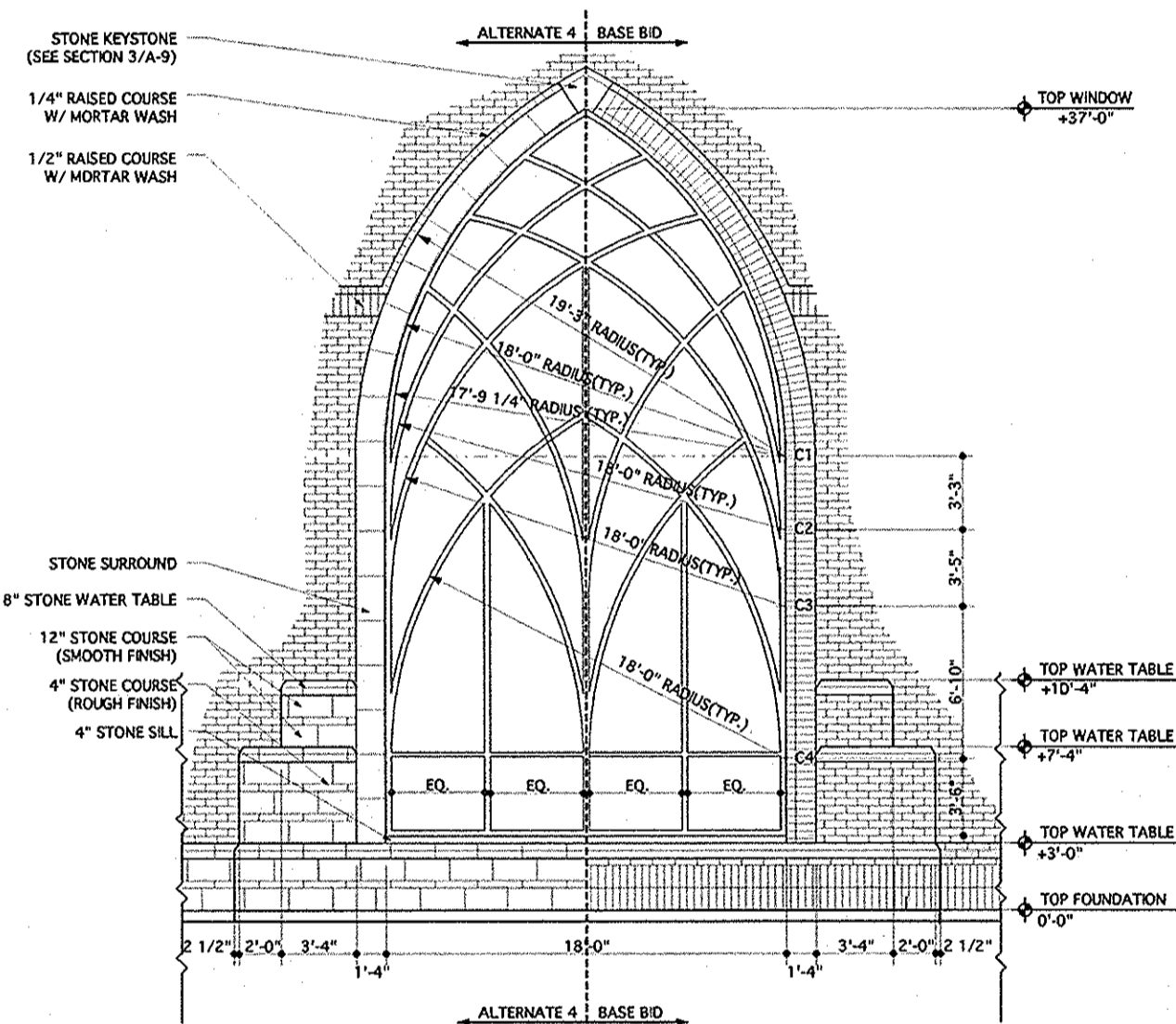
**8 KEY PLAN**  
NO SCALE



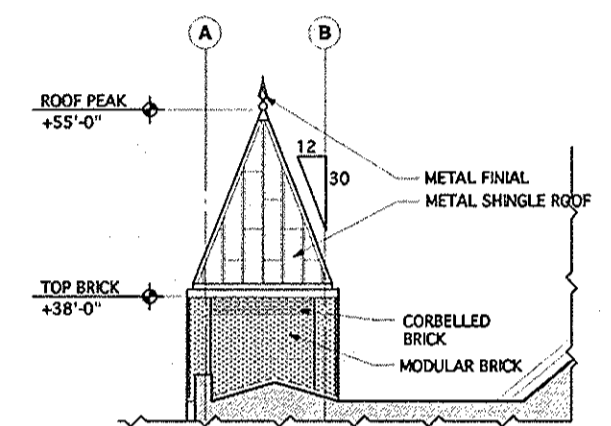
**1 NORTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"



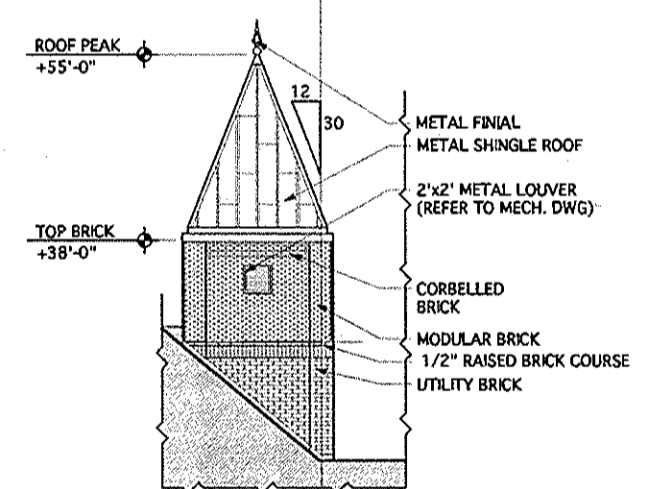
**2 PARTIAL NORTHEAST ELEVATION (ALT. 4)**  
SCALE: 1/8"=1'-0"



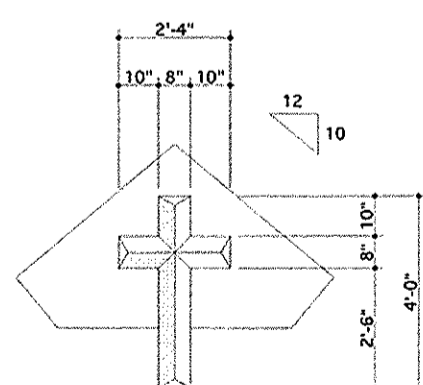
**3 ENLARGED NAVE WINDOW ELEVATION**  
SCALE: 1/4"=1'-0"



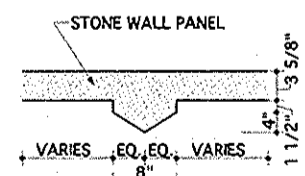
**4 PARTIAL STEEPLE ELEVATION**  
SCALE: 1/8"=1'-0"



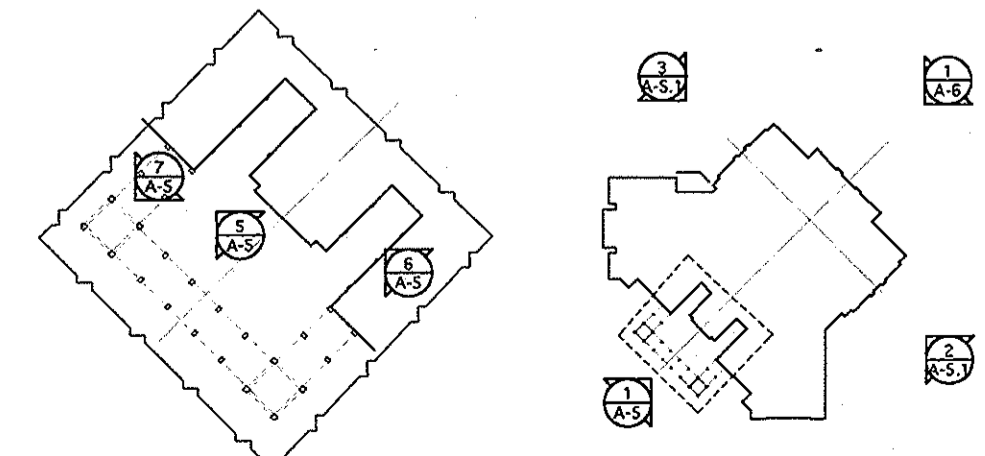
**5 PARTIAL STEEPLE ELEVATION**  
SCALE: 1/8"=1'-0"



**6 ENLARGED CROSS ELEVATION**  
SCALE: 1/2"=1'-0"



**7 ENLARGED CROSS PROFILE**  
SCALE: 1"=1'-0"



**8 KEY PLAN**  
NO SCALE



**Project Planner**

Stephanie Kisler, AICP  
Planner I

# PLAN COMMISSION STAFF REPORT

April 6, 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. Example: 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 Workshop. The most recent working draft of the Sign Regulations is included in the meeting packet.

Staff encourages the Plan Commission to drive around the Village (and other communities) and make note of different signs. Commissioners should consider what the Village's vision for signs should be going forward and think about how to strengthen the Sign Regulations to accomplish this vision.

## RECENT HISTORY OF CHANGES TO SIGN REGULATIONS

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Staff has been working on updates to the Sign Regulations for several months. Below is a timeline of the discussion.

- **1/19/2017 (Workshop)**
  - Discussed sign regulations for the B-5 Zoning District. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **1/5/2017 (Workshop)**
  - Discussed sign regulations for temporary signs. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **11/17/2016 (Workshop)**
  - Discussed sign regulations for temporary signs and automotive dealership signs.
- **9/15/2016 (Workshop)**
  - Discussed temporary signs and photos of signs by topics of color, size, and illumination. Some topics were not covered with the previous Text Amendment and Staff suggested revisiting the Sign Regulations more comprehensively.
- **6/21/2016 (Adoption of Ordinance 2016-O-035)**
  - Adopted a Text Amendment to make improvements to the Sign Regulations.
- **6/7/2016 (First Reading of Ordinance 2016-O-035)**
  - Consider adopting a Text Amendment to make improvements to the Sign Regulations.
- **1/7/2016 (Public Hearing)**
  - Discussed improvements to the Sign Regulations to address inconsistencies and administrative difficulties with the current regulations as discussed in the previous workshops.
- **12/17/2015 (Workshop)**
  - Discussed changes that would improve the readability of the Sign Regulations, add clarification, alter the calculation of sign face area, create line-of-sight requirements for ground signs, create maximum letter heights for wall signs, add definitions, and update regulations for electronic message signs.
- **12/3/2015 (Workshop)**
  - Discussed legal aspects of sign regulations, problematic codes within the Village's Sign Regulations, types of signage, and improvements to consider.

## SECTION IX

### SIGN REGULATIONS

#### A. PURPOSE & INTENT

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.

Signs may obstruct views, distract motorists, displace alternative uses for land, cause visual blight, and/or pose other problems that legitimately call for regulation. The purpose of this Section 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 Section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This Section must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Section is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this Section which can be given effect without the invalid provision.

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.

## B. 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...](#)

1. Application: An application for a sign permit must be filed with the Community Development 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.
2. Fees:
  - a. One (1) dollar per square foot of facing, but no less than fifteen (15) dollars for all signs requiring a permit, other than temporary signs, canopies, awnings, or marquees;
  - b. Fifty (50) dollars for a temporary sign other than those described in Section IX.D.6; and
  - c. One hundred (100) dollars for a canopy, awning, or marquee.
3. 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:
  - a. The Village determines that information in the application was materially false or misleading;
  - b. The sign as installed does not conform to the approved sign permit application;
  - c. The sign violates the Village's applicable codes or other any applicable law, regulation, or ordinance; or
  - d. The Zoning Administrator determines that the sign is not being properly maintained or has been abandoned.
4. Exceptions: Signs meeting the criteria below are exempt from the requirement to obtain a permit through the Village's Community Development Department.
  - a. Signs required and/or erected by government agencies.
  - b. Political campaign signs on residential properties not exceeding a total of thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way) per premise and not exceeding five feet (5') in overall

height in accordance with 65 ILCS 5/11-13-1-12, as amended from time to time.

- c. 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 on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with **Section IX... (Temporary signs, location)**
- d. 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 overall height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with **Section IX... (Temporary signs, location)** in the following circumstances:
  - i. 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;
  - ii. 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
  - iii. When a residential property owner is opening their residential property to the public – provided that the sign shall be displayed for no more than three (3) consecutive days twice per calendar year.
- e. 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 sign height are not increased and the location of the sign is not changed.
- f. 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. Such address signs on mailboxes located in the public right-of-way are allowed.

- g. Integral signs, provided that the sign is no greater than ten (10) square feet in area.
- h. Memorial signs, provided that the sign is no greater than ten (10) square feet in area.
- i. Professional name plates, provided that the sign is no greater than two (2) square feet in area.
- j. Outdoor Bulletin Boards, provided that the sign is no greater than four (4) square feet in area and is attached to the wall near the entrance to the building.
- k. Flags, provided that:
  - i. 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
  - ii. 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.
- l. Signs located completely within an enclosed building and not exposed to view from the public right-of-way or parking lot.

## C. GENERAL PROVISIONS

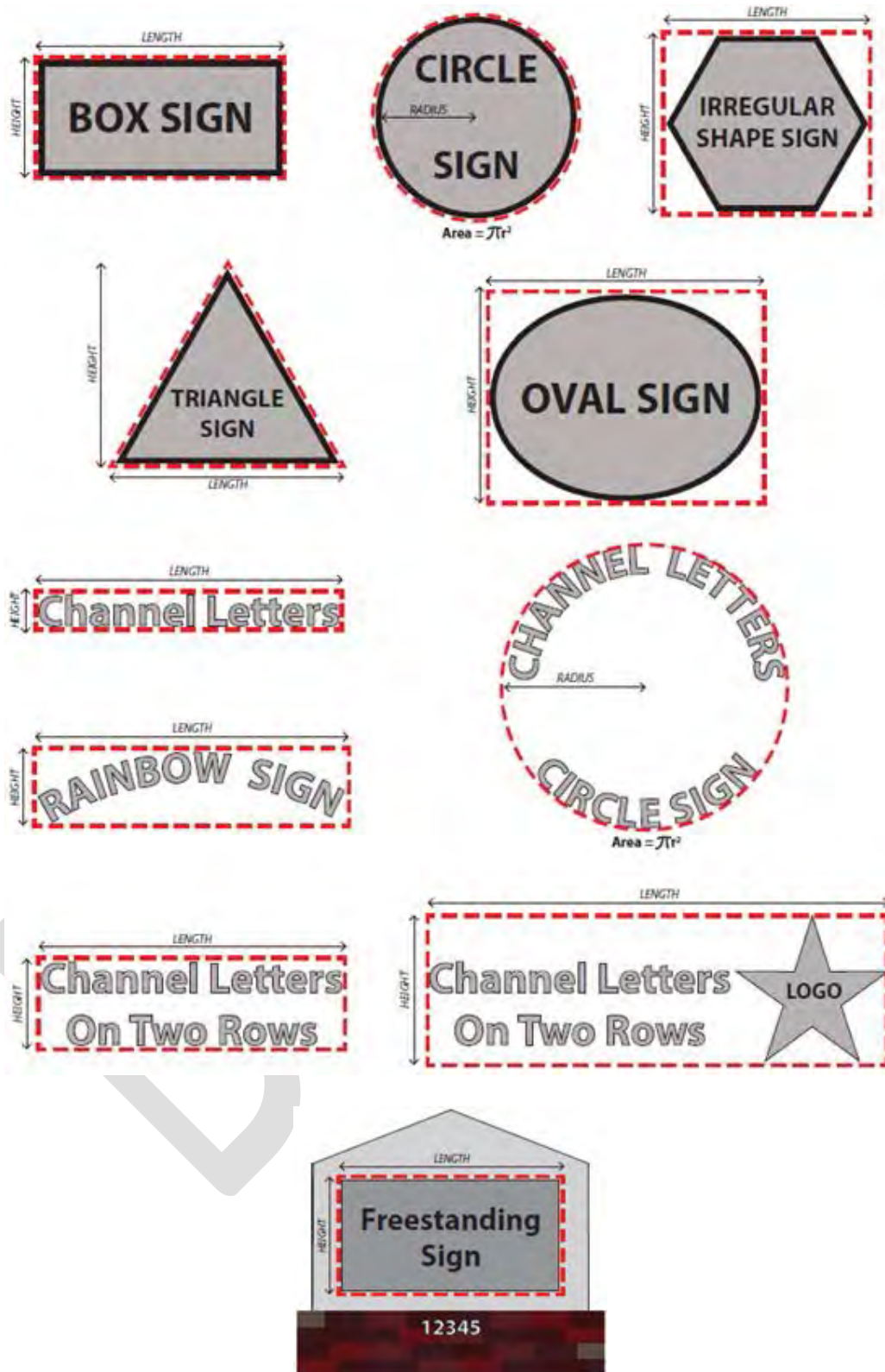
1. If a sign does not comply with the regulations within Section IX of the Zoning Ordinance, or any other applicable code adopted by the Village, a citation may be issued of up to \$750.00 per day per violation.
2. Signs must conform to all applicable Building Codes adopted by the Village;
3. Signs shall not conflict with traffic signs;
4. Signs shall not obstruct doors, windows, ventilation, or fire escapes;
5. Lighting: 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 other properties 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. 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. Signs shall not serve as nesting places for animals.
7. Removal of Signs: The Village reserves the right to require removal of signs, at the owner's expense, in the following circumstances:
  - a. When a permit is revoked;
  - b. When a permit for a temporary sign has expired;
  - c. 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 be 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.

- d. 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 their 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 their designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.

**D. PERMANENT SIGN STANDARDS (WALL, FREESTANDING, DOOR, WINDOW, AWNING, & CANOPY)**

1. General Regulations for Permanent Signs:

- 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.

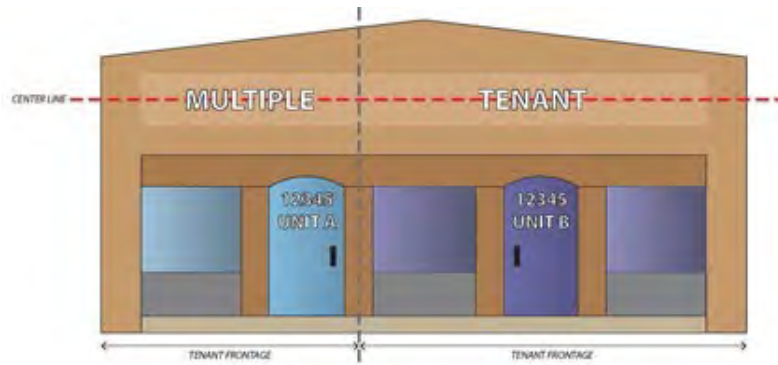


## 2. Wall Signs:

- 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...](#)
- 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...](#)
- c. Location of Wall Signs:
  - i. All wall signs shall be located on the same façade as the use they identify.
  - ii. 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.
  - iii. Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
  - iv. 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.
  - v. 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.



- vi. 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.



- 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: 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...](#)
- 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:
  - i. 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.



- ii. 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

iii. Opaque backgrounds shall be required for illuminated wall signs.

#### 3. Freestanding Signs:

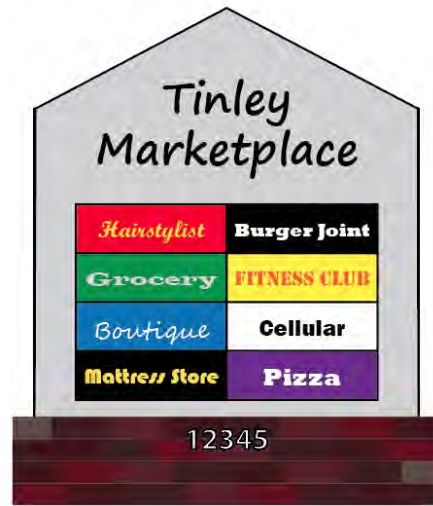
- a. Size of Freestanding Signs: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with [Section IX...](#)
- b. Number of Freestanding Signs: The allowable number of freestanding 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...](#)
- 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 IX...](#)
- 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: 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...](#)
- 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:

- i. The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
  - ii. The sign shall be in harmony with or consistent in design to the principal building;
  - iii. The sign shall have similar architectural treatments as the principal building; and
  - iv. 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



CHOOSE WHICH STANDARD

PERMITTED MULTI-TENANT PANELS

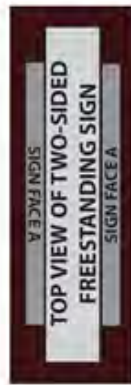


PROHIBITED MULTI-TENANT PANELS



- k. Sign Face Area for Multiple 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

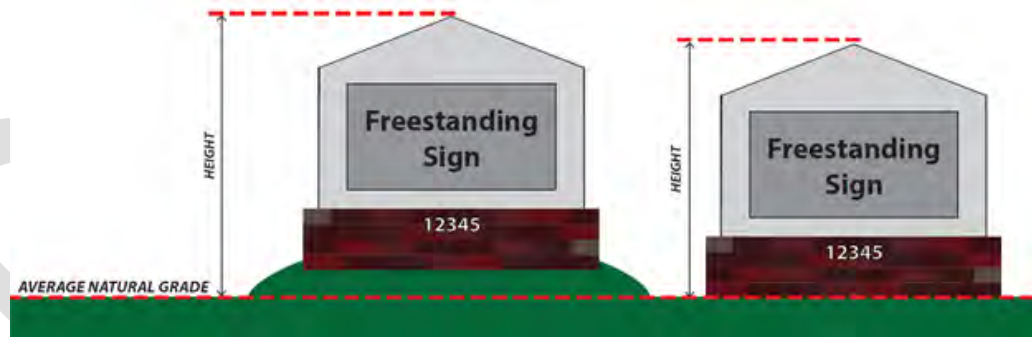


Total Sign Face Area = Sign Face A



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.
- b. Color of Letters: Letters must be of one (1) consistent color.
- c. Maximum Letter Height: Letters shall be a maximum of four (4) inches in height.

#### 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.

6. Awnings:

7. Canopies:

**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 R-1, R-2, R-3, R-4, R-5, R-6, &amp; R-7 ZONING DISTRICTS</b>					
<b>Land Use</b>	<b>Sign Type</b>	<b># of Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Height</b>
<b>Residential</b>	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')
<b>Non-Residential &amp; Institutional</b>	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) 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>				
<b>Gross Floor Area</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
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) 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>			
<b>Lot Frontage</b>	<b># of Freestanding Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Sign Height</b>
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')

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

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**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>				
<b>Lot Size</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
< 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>			
<b>Lot Size</b>	<b># of Freestanding Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Sign Height</b>
< 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')
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SF= Square foot; LF= Linear foot

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

3. **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 ORI &amp; M-1 ZONING DISTRICTS</b>				
<b>Gross Floor Area</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
Up to 10,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	30" (2.5')	78" (6.5')
10,001 - 25,000SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	36" (3')	84" (7')
25,001-80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	48" (4')	84" (7')
Over 80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 100 SF per sign.	96" (8')	96" (8')

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

4. **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 ORI &amp; M-1 ZONING DISTRICTS</b>			
<b>Lot Frontage</b>	<b># of Freestanding Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Sign Height</b>
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. 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. Temporary Signs are not allowed on properties that have an electronic message center sign.
- d. Location:
  - i. Temporary sign(s) must be located on the premise of which they identify and may be attached to the building or be located on the ground;
  - ii. The sign(s) must be set back a minimum of ten feet (10') from any property line (setback requirement may not apply to certain exempt signs as noted in **Section IX...**);
  - iii. 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, on trees, on traffic signs, on roofs, or in areas that obstruct clear sight/vehicular visibility; and
  - iv. Inflatable signs are only allowed on the ground and must be a minimum of twenty feet (20') from property lines.
- e. 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.
- f. Illumination: 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 their 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 fifteen (15) 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 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.
3. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or their 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 where the signs are placed.
  4. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within all 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	
Maximum Allowable Sign Face Area (Per Side)	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 their designee

- a. Number of Display Periods Per Year:

- i. 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.
  - ii. 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 their 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.

**J. ELECTRONIC MESSAGE CENTERS/DYNAMIC VARIABLE ELECTRONIC MESSAGE**

1. General Regulations: These regulations apply to all electronic message signs except as provided in **Section IX... (Sign Regulations for Special Areas and Particular Uses)**. 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.
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. 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. 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:
    - i. 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.
    - ii. 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.
    - iii. 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.
    - iv. 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.

- v. 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.
  - vi. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
4. 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;
5. Audio: Audio speakers in association with such signs are prohibited.
6. 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.
7. 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.

**K. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES**

1. I-80 Corridor: Properties that directly abut the right-of-way of Interstate 80 shall be allowed wall signage for the walls of the building that face I-80 in accordance with the table below. The setback shall be measured from the proposed wall sign location to the pavement of I-80.

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS I-80 CORRIDOR</b>				
<b>Setback from I-80</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
0' to 300'	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	96" (8')	96" (8')
301' to 500'	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	144" (12')	144" (12')
501' or greater	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	180" (15')	180" (15')

SF= Square foot; LF= Linear foot

2. Automobile Service Stations:

- a. Changeable Copy Sign/Gasoline Rate Sign: Each automobile service station shall be allowed to display one (1) double-faced gasoline rate sign not to exceed twenty (20) square feet in area and shall be attached to the freestanding sign.

- b. Gasoline Canopy Sign:

- c. Gasoline Fuel Pump Signage:

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 are for the exclusive purpose of providing direction 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 their 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.

4. 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: 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: This type of sign is for the exclusive purpose of providing direction to the destination. These signs are 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.

## **L. PROHIBITED SIGNS & LIGHTING**

1. Signs erected without a valid permit when required within this Section;
2. Off-Premise Signs;
3. Billboards;
4. Roof Signs;
5. Manually-changeable message signs;
6. Pennants, streamers, and festoon lights unless authorized by the Zoning Administrator;
7. Air Dancer Signs;
8. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or on private property where visible from a public right-of-way 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.
9. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
10. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
11. Signs that could be mistaken for traffic control signs or lights;
12. Illumination in the form of rotating beams, beacons, or flashing illumination resembling an emergency light;
13. Signs which flash, blink, flutter, or have motion, change in light intensity or brightness, 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.;
14. Any string of lights outlining property lines, sales areas, doors, windows, or wall edges of a building; and

15. 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).

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## **M. NONCONFORMING SIGNS**

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.

Changes to an existing nonconforming sign amounting to greater than or equal to 50% of the cost of the sign shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including this Section IX.

**SECTION II****DEFINITIONS****MAKE GRAPHIC SHOWING SIGN TYPES & DEFINE**

1. Address sign
2. Integral sign
3. Memorial sign
4. Professional name plate
5. Outdoor Bulletin Board
6. Flag
7. Gasoline rate sign
8. Gasoline canopy sign
9. Gasoline fuel pump sign
10. Directional sign
11. Menu Board/Order Confirmation Screen
12. Height Clearance Sign
13. Box Sign
14. Channel Letters
15. Banner
16. Feather Flag
17. Lawn Sign
18. Inflatable Signs
19. Air Dancer Signs
20. Pennants
21. Streamers
22. Festoon Lights
23. Billboards
24. Roof Signs
25. Manually-changeable message signs
26. Vehicle signs
27. Window signs
28. Awning
29. Canopy

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.