

AGENDA FOR SPECIAL MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 16, 2016 – 7:30 P.M. Odyssey Country Club – 19110 S. Ridgeland Avenue

Special Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the June 2, 2016 Regular Meeting

Item #1 PUBLIC HEARING

TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE ZONING ORDINANCE AND REZONING (MAP AMENDMENT)

Consider proposed Text Amendments to Section XII (2011 Legacy Code) of the Tinley Park Zoning Ordinance and Rezoning (Map Amendment) certain properties relative to the Legacy Code Zoning Districts along with any necessary conforming amendments to figures within the Code. The proposed text amendments include the following:

- A. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 Downtown Core Regulating Plan, by deleting the term "Street Level Commercial Required" in the legend of Figure 2.A.2 and replacing it with "Street Level Commercial Permitted."
- B. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 showing a change to the boundaries of the Downtown Core District and fully zoning a parcel with address 17533 S. Oak Park Avenue as Downtown Core.
- C. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection D (Neighborhood General), Figure 2.E.2 – Neighborhood General Regulating Plans by deleting the term "Street Level Commercial Required" in the legend of Figure 2.E.2 and replacing it with "Street Level Commercial Permitted."
- D. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. by deleting "Package liquor stores" from the list of special uses and adding "Package liquor stores" to the list of prohibited uses, by deleting the words "and used" from the "Automobile and custom van sales (new and used)" special use entry, and by adding "Automobile and custom van sales (used)" to the list of prohibited uses, and by adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses.

- E. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to read in its entirety as follows:
 - "d. Properties Adjacent to Non-Legacy Code Area: A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5'."
- F. Amending the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, to be consistent with the legal description corrections and rezoning of certain properties legally described and reflected in illustrations included in the proposed Ordinance.
- G. Amending the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, so as to be in conformance with the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations included in the proposed Ordinance.
- H. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 4 (Signage) to increase the maximum sign face area and maximum height of Hanging – Freestanding signs and changing lighting and location requirements of said signs.

Close Public Hearing #1

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

JUNE 2, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 2, 2016 at 7:30p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold

Anthony Janowski

Lori Kappel Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

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

Stephanie Kisler, Planner I

Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Matushek called to order the regular meeting of the Plan Commission for June 2, 2016 at 7:31 p.m.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN to approve the minutes of the May 19, 2016 meeting of the Plan Commission as presented. PLAN COMMISSION 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 JUNE 2, 2016 MEETING

ITEM #1: PUBLIC HEARING

AT&T AT HOLLYWOOD CASINO AMPHITEATRE - 19100 RIDGELAND AVENUE -

SPECIAL USE PERMIT

Consider a proposal from Brigette Gillis of AT&T, on behalf of Live Nation, for a Special Use Permit for Personal Wireless Service Facility in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed Special Use Permit will allow the Petitioner to install three (3) cellular antennas on the structure at a height of forty-eight feet (48') and utilize a temporary mobile equipment cabinet on site during the event season.

Present were the following:

Plan Commissioners: Kevin Bergthold

Anthony Janowski

Lori Kappel Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

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

Stephanie Kisler, Planner I

Debra Kotas, Commission Secretary

Guest: Brigette Gillis, AT&T on behalf of Live Nation

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reviewed the Petitioner's request for a Special Use Permit for a wireless service facility at the Hollywood Casino Amphiteatre during the concert season. She explained that previously a temporary trailer was used with an antenna on the trailer, referred to as a COW (Cellular On Wheels), however, the antenna was recently mounted on the structure of the facility, thus making it a permanent installation requiring a Special Use Permit. She explained the operating equipment that make the antennae functional are brought in seasonally on a trailer, requiring a Temporary Use. As part of the Special Use, Staff is requesting the temporary nature of the equipment be all encompassing under the Special Use Permit to avoid having to obtain a annual temporary permit.

MS. WALLRICH presented photographs of the site that is located in the ORI PD Zoning District. She indicated that the existing antennae is less than the height of the existing structure and painted the same color as the structure. She also noted where the trailer will be located near the performance stage. She stated the property owner requested a temporary fence be installed around the trailer for additional screening.

MS. WALLRICH reported there was previously one (1) open item, however, it was satisfied. She explained the Police Department experienced problem with their cellular telephone transmission due to being with another cellular provider, however, their police radios work fine.

MS. WALLRICH explained the hierarchy for placement of wireless towers as follows: placement on an existing tower, Village-owned property, taxing district including a park or school district, manufacturing district not within 1,000 feet of a residential zoning district or affixing it to an existing structure within a non-residential or non-historic district.

As part of the record, MS. WALLRICH proceeded to review the following Findings of Fact relating to the Special Use:

- 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 antennae is not above existing structure and painted to match. The COW is temporary and will be screened by a wooden fence.
- 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;
 - It is over 1,000 from residential property and painted to match the existing structure. The COW will be screened by a wooden fence.
- 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;
 - Portions of the surrounding area are not developed. It is screened and painted to match the existing structure.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - No additional impacts on roadways or drainage.
- 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;
 - Not an issue for this particular use.
- 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.
 - No variations are requested as part of this Special Use.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The approval of this Special Use will allow AT&T to address its customer's needs.

CHAIRMAN MATUSHEK recommended the motion read not to extend beyond 180 days "annually". COMMISSIONER KRONER recommended the motion include "no higher" than 48'.

At 7:43 p.m., a motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI to officially open the Public Hearing. CHAIRMAN MATUSHEK requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in. 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.

BRIGETTE GILLIS of AT&T, thanked MS. WALLRICH for a comprehensive job of presenting the information and welcomed any questions or concerns the Commissioners may have.

COMMISSIONER MOYLAN inquired if the property owner has been approached regarding a installing a higher pole for possible cohabitation by other carriers. MS. WALLRICH explained the property owners do not want any more

antennas on the property because they will be changing to a DAS (Distributed Antenna System). MS. GILLIS reported until this is up and running, the property owner will continue with the current agreement

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER KRONER to recommend the Village Board grant a Special Use Permit for the Hollywood Casino Amphitheatre on behalf of Live Nation, for the property located at 19100 Ridgeland Avenue, to allow for the continued maintenance of three (3) antennae mounted on the structure at a height no higher than 48' and the continued use of the Cell On Wheels (COW) on an annual temporary basis during the event season not to extend beyond 180 days. The Motion was seconded by COMMISSIONER SHAW.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mary Moylan,

Ken Shaw, and Chairman Ed Matushek

NAY: None

ABSTAIN: Commissioner Tim Stanton

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI to close the Public Hearing at 7:47 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION 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 JUNE 2, 2016 MEETING

ITEM #2: PUBLIC HEARING

7-ELEVEN – 7601 159TH STREET – SITE PLAN APPROVAL & SPECIAL USE PERMIT

Consider a proposal from John Chatwin of 7-Eleven, Inc. for Site Plan Approval and a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District. The Applicant is proposing an expansion of the existing fuel canopy to accommodate four (4) additional fueling dispensers. The proposed Special Use Permit is required in order to continue operating the existing automobile service station since the existing Special Use Permit (Ordinance 85-O-028) will expire automatically if there is a change of use from the originally approved use (per Section X.J.6.a. of the Zoning Ordinance).

Present were the following:

Plan Commissioners: Kevin Bergthold

Anthony Janowski

Lori Kappel Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

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

Stephanie Kisler, Planner I

Debra Kotas, Commission Secretary

Guest: John Chatwin, 7-Eleven Inc.

At 7:48 p.m., a motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to open the Public Hearing. CHAIRMAN MATUSHEK requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in. 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.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding the Petitioner's request for Site Plan Approval and a Special Use Permit for the operation of a service station and expansion of a fuel canopy at the 7-Eleven located at 7601 159th Street. She reviewed the site plan showing the proposed changes to the existing site noting the closing of the northeastern most curb cut, leaving only 2 curb cuts on the north side and east side of the site. She reported the underground fuel tanks are being replaced and the amount of fueling stations will increase from four (4) to eight (8). She noted there will be no changes to the convenience store with the exception of added security cameras suggested at the last Plan Commission meeting.

MS. KISLER reviewed changes to the site plan since the last meeting. She showed the canopy has been moved about five feet (5') to the east, yellow striping has been added to the northwest curb cut to better dictate how the cars should

flow to encourage vehicles to proceed south into the site, and added security cameras facing outward toward the canopy. Due to concerns expressed at the last Plan Commission meeting regarding adequate distance for two-way traffic at the north area of the fuel canopy, she presented the revised dimensions indicating 26.6' from the u-shaped bollard by the fueling station to the edge of the curb north of the proposed fuel canopy. She showed graphics of the site currently having four (4) fueling pumps parallel to 159th Street compared to the proposed canopy having 8 fueling pumps perpendicular to 159th Street. She reviewed the upgraded landscape plan reporting it meets the intent of the Landscape Ordinance. She reviewed the photometric plan that includes updated LED lighting with shields and recessed lighting under the canopy noting there will be no light spillage onto the nearby residential area to the south. She showed photographs of the convenience store reporting the store owner is very concerned with having a nice site and has been very cooperative in complying with all Village codes regarding signage and landscaping.

MS. KISLER summarized the following open items from Staff's perspective and from concerns expressed at the last Plan Commission meeting:

1. Revised the fueling truck's route to the site to eliminate traversing a residential neighborhood.

This item was resolved prior to the May 19, 2016 Plan Commission meeting. The Applicant has provided analysis showing that the fueling truck is able to access the site by using 159th Street to 76th Avenue and not travelling through the Brementowne Subdivision.

2. Concerns regarding the width of the stacking area north of the canopy questioning if 22' was sufficient for two-way traffic flow in addition to stacking at the fuel canopy.

The Applicant has made revisions showing a width of 26.6' of drivable area on the north side of the proposed canopy and 28' on the south side of the proposed canopy from the u-shaped bollards to the edge of the curbs. Petitioner has also provided a mock up of vehicular stacking at the fuel pumps still showing the ability to traverse the canopy area.

3. Security cameras for the fuel canopy area.

The Applicant has provided security cameras on the convenience store building that face north toward the fueling canopy.

4. Headlight glare from vehicles at the easternmost fueling stations being directed toward the residential property to the south without a tall buffer for the second-story windows.

Canopy has been moved over, therefore, there is the potential for only four (4) vehicles facing directly toward the residential area.

5. No left turn or right-in-right-out (RIRO) at the northwest curb cut.

Yellow striped lines have been added in attempt to help with traffic flow. The Applicant has stated that they attempted to contact IDOT to discuss modifying their permit application, however, have not had a response.

6. Expanding the width of the northwest curb cut to accommodate wider right turns out of the site.

Trucks are able to make the turn. The Applicant has stated that they attempted to contact IDOT to discuss modifying their permit application; however, there has been no response.

COMMISSIONER KRONER continued to express safety concerns regarding traffic flow and sufficient room for two-way traffic on the north end of the fuel canopy if cars are stacked waiting for the fuel pumps. He requested Staff again review the dimensions. He referenced the Village Ordinance that requires 26' for two-way traffic aisles.

COMMISSIONER JANOWSKI reported visiting the site. He stated the reconfiguration of the fuels pumps facing north-south better serves traffic flow on the site and its customers. He complimented the revised plan and stated he has no issues or concerns.

COMMISSIONER KAPPEL stated the plan was done well but unfortunately cannot account for irresponsible drivers.

CHAIRMAN MATUSHEK also complimented the Petitioner on the revised plan stating it provides better traffic flow under the many scenarios.

JOHN CHATWIN of 7-Eleven Inc. proceeded to address some of the open items. He reported an application had already been filed with IDOT for the closing of the northeast curb cut. Following issues raised at the last meeting of the Plan Commission, he reported attempts have been made to contact IDOT regarding amending the application for a RIRO and/or No Left Turn and also widening of the radius on the northwest curb cut, however, IDOT has yet to respond. He reported the current configuration meets IDOT requirements.

COMMISSIONER SHAW inquired about placing conditions on the approval without further delaying the project.

Showing photographs taken by their civil engineer, MR. CHATWIN further addressed concerns regarding headlight glare from the fueling pumps into the second story windows of the residential area to the south. He showed there is no headlight glare into those residences, particularly with the 6' fence providing screening as well as the additional landscape that is being installed.

COMMISSIONER MOYLAN inquired if a "No Left Turn" or "Right Turn Only" sign could be placed on the site without IDOT approval. MR. CHATWIN explained 7-Eleven is able to place a sign on their property; however, it could not be enforceable without IDOT approval, and would simply just be a deterrent. While they would prefer to not restrict access in any way, he stated 7-Eleven would have no issue installing it on the site if the Plan Commission were to make it a condition of approval. COMMISSIONER MOYLAN recommended this be made a condition of approval and incorporated into the motion. PAULA WALLRICH, Interim Community Development Director, commented the property owner might take on liabilities when there are signs that are not truly regulatory signs but mimic regulatory signs. She suggested if the Plan Commission feels strongly about the signage, IDOT approval of the signage should be made a condition of the approval adding this will further protract the review process.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER JANOWSKI to recommend the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. Site Plan Approval for 7-Eleven at 7601 159th Street for plans (prepared by Sevan Multi-Site Solutions with a revision date of 05/25/2016) for a fuel canopy expansion and related site improvement. The Plan Commission would also like to recommend that the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting. The Motion was seconded by COMMISSIONER SHAW.

COMMISSIONER MOYLAN requested an amendment to the Motion to make a requirement for a right-in-right-out or "No Left Turn" sign as a condition of the Site Plan Approval. The amendment to the Motion was seconded by COMMISSIONER KRONER.

AYE: Plan Commissioners Kevin Bergthold, Peter Kroner, Mary Moylan, Tim Stanton

NAY: Plan Commissioners Lori Kappel, Ken Shaw, Anthony Janowski, and Chairman Ed Matushek

ABSENT: None

THE AMENDED MOTION FAILED by voice vote.

A voice vote was taken regarding the initial Motion made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW recommending the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. Site Plan Approval for 7-Eleven at 7601 159th Street for plans (prepared by Sevan Multi-Site Solutions with a revision date of 05/25/2016) for a fuel canopy expansion and related site improvement. The Plan Commission would also like to recommend that the Village Board grand the Applicant, John Chatwin of 7-Eleven Inc. a Special Use Permit for the

operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Ken Shaw, Tim Stanton, and

Chairman Ed Matushek

NAY: Plan Commissioners Peter Kroner and Mark Moylan

ABSENT: None

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to close the Public Hearing at 8:52 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION 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 JUNE 2, 2016 MEETING

ITEM #3: BAILEY'S BAR & GRILL – 17731 OAK PARK AVENUE – VARIATIONS FOR A GROUND SIGN WITHIN THE LEGACY DISTRICT

Consider a proposal from Ronald Bailey, on behalf of Bailey's Bar & Grill for the following Variations concerning ground signage on an existing site located at 17731 Oak Park Avenue:

- 1. A one foot, six inch (1'6") Variation from the required setback from the south property line;
- 2. A one foot, six inch (1'6") Variation from the required setback from the entry/access drive (to the north of the proposed sign); and,
- 3. A nine foot (9') Variation from the west property line.

All of which constitute Variations from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance where a "Monument-Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

Present were the following:

Plan Commissioners: Kevin Bergthold

Anthony Janowski

Lori Kappel Peter Kroner

Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

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

Stephanie Kisler, Planner I

Debra Kotas, Commission Secretary

Guest:

CHAIRMAN MATUSHEK introduced the Petitioner's request for Variations concerning a proposed ground sign as noted above.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding setback Variations for a new ground sign. She showed renderings of the proposed two-sided sign having a brick base that matches the building and surrounding landscaping. She reported the sign is under the maximum height at 6'5" and also total square footage requirements. She reported there have been several revisions of the sign with this being the most family friendly design. She reported the Petitioner has also been working with the Main Street Commission and the Historic Preservation regarding the design who has deemed the sign appropriate.

MS. KISLER proceeded to review the individual Variation requests. She reported the Petitioner is seeking a 1'6" Variation from the south property line and another 1'6" Variation from the south access drive where 10' is the required

setback. She reported the Petitioner is also seeking to install the sign 1' from the west property line where the required setback is 10 thus requiring a 9' Variation. She explained this is consistent with existing signage on Oak Park Avenue within the Legacy District. She proceeded to show photographs of other signage on Oak Park Avenue that is non-conforming that do no meet the 10' setback.

CHAIRMAN MATUSHEK inquired about the intent of the 10' sign setback regulation per the Legacy Code. MS. KISLER explained the intent of the 10' sign setback was to discourage the use of ground signs in the Legacy District and instead bring the buildings closer to the street, therefore, incentivizing wall signage and building architecture to be most prominent. She elaborated stating Staff has been investigating the feasibility of the setback requirements within the Legacy District with the Main Street Commission. She stated the majority of existing ground signs on Oak Park Avenue do not meet the requirement since they were erected prior to the adoption of the Legacy Code. She explained if an owner wishes to alter their sign, the sign has to be brought into conformance or must receive a Variation. CHAIRMAN MATUSHEK expressed concerns regarding the increased number of potential Variation requests. She reported Staff is seeking input pertaining to ground signs in the Legacy District in order to gauge what is appropriate for a ground sign setback regulation but would still be business-friendly. In order to be consistent with existing signage, she reported Staff is recommending a 1' setback to ensure the creation of the least amount of non-conformities.

COMMISSIONER KAPPEL stated the ground sign will not only attract customers but also make for safer traffic with patrons looking for the entrance to the business. She commented that a sign should be proportionate to the size of the building.

COMMISSIONER KRONER complimented the construction of the sign and the surrounding landscape in addition to the upgrades the owner has made to the building. He concurred the sign will also provide for safer traffic flow.

COMMISSIONER JANOWSKI stated the sign is aesthetically pleasing because it matches the brick on the building. He stressed the importance of being good stewards to the community.

COMMISSIONER SHAW stated he does not believe this would set a precedent since there are not many similar properties in size to Bailey's on Oak Park Avenue.

PAULA WALLRICH, Interim Community Development Director, briefly discussed the planned Blade Sign Incentive Program in order to incentivize blade signs vs. ground signs.

Staff reported this item will proceed to a Public Hearing on July 7, 2016.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 2, 2016 MEETING

ITEM #4: THE ATTIC DOOR – 17424 OAK PARK AVENUE – VARIATION FOR A GROUND SIGN

WITHIN THE LEGACY DISTRICT

Consider a proposal from Wade Randolph of Effective Signs on behalf of The Attic Door, for the following Variations concerning ground signage on an existing site located at 17424 Oak Park Avenue:

1. A nine foot (9') Variation from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance where a "Monument-Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

Present were the following:

Plan Commissioners: Kevin Bergthold

Anthony Janowski

Lori Kappel Peter Kroner Mark Moylan Ken Shaw Tim Stanton

Ed Matushek III, Chairman

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

Stephanie Kisler, Planner I

Debra Kotas, Commission Secretary

Guest: Wade Randolph, Effective Signs

CHAIRMAN MATUSHEK introduced the Petitioners request for a sign Variation as noted above.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding a 9' Variation from the setback requirement for a new ground sign that will be located 1' from the east property line. She reported the Petitioner is seeking to rebrand and replace the existing sign. She compared the existing sign with the proposed sign noting the sign area will remain the same, however, it will be reduced in height from 7' to a height of approximately 5'. She showed the base of the sign will have the same architectural features as the building.

COMMISSIONER MOYLAN inquired as to the building materials for the base of the sign. WADE RANDOLPH, Effective Signs, stated it will be made out of durable sign plywood intended to last.

MR. RANDOLPH expressed concerns regarding the 10' setback requirement. He stated he operates a sign business on Oak Park Avenue having many clients also on Oak Park Avenue that are requesting updated, two-sided signs. He emphasized the businesses on Oak Park Avenue are challenged compared to those in other locations. He also noted many of the existing signs do not meet Village code. He stated the frontage of building should determine the size of the sign.

COMMISSIONER SHAW complimented the design of the new sign. He suggested eliciting MR. RANDOLPH'S expertise with revisions to the Sign Regulations.

Staff reported this item will proceed to a Public Hearing on July 7, 2016.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MOYLAN seconded by COMMISSIONER STANTON to adjourn the regular meeting of the Plan Commission of June 2, 2016 at 9:40 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.



<u>Applicants</u> Village of Tinley Park

Property Location

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

Zoning

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

Approval Sought

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

Requested Action

Assign two Commissioners to discuss the Proposed Legacy Code Amendments

Project Planner

Paula J. Wallrich, AICP Interim Community Development Director

PLAN COMMISSION STAFF REPORT

June 16, 2016

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



EXECUTIVE SUMMARY

Attached are copies of the Plan Commission Staff Reports for the first meeting (August 6, 2015) and the Public Hearing (September 3, 2015) regarding proposed text amendments and rezoning (map amendments) to the 2011 Legacy Code (Section XII of the Tinley Park Zoning Ordinance) (the "Proposed Legacy Code Amendments"). On September 3, 2015, the Plan Commission recommended approval of the Proposed Legacy Code Amendments to the Village Board and the Proposed Legacy Code Amendments were subsequently approved at the October 6, 2015 Village Board meeting as Ordinance 2015-O-045 (the "Ordinance").

On May 17, 2016, the Village Board voted to rescind the Ordinance and send the Proposed Legacy Code Amendments back to the Plan Commission for further analysis and a determination of the impact of the text amendments on the Village (per Ordinance 2016-0-025). The Ordinance is presented in its original format for your review as are the Staff Reports.

The Proposed Legacy Code Amendments are scheduled for a Public Hearing on June 16, 2016 at 7:30 p.m. and will be held at the Odyssey Country Club (19110 S. Ridgeland Avenue), Tinley Park, Illinois. Staff is available to assist the Plan Commission with their analysis and await the Plan Commission's direction for approval or revision of the Proposed Legacy Code Amendments.

PROPOSED AMENDMENTS

An outline of the proposed amendments follows:

- A. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 Downtown Core Regulating Plan, by deleting the term "Street Level Commercial Required" in the legend of Figure 2.A.2 and replacing it with "Street Level Commercial Permitted."
- B. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 showing a change to the boundaries of the Downtown Core District and fully zoning a parcel with address 17533 S. Oak Park Avenue as Downtown Core.
- C. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection D (Neighborhood General), Figure 2.E.2 Neighborhood General Regulating Plans by deleting the term "Street Level Commercial Required" in the legend of Figure 2.E.2 and replacing it with "Street Level Commercial Permitted."
- D. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. by deleting "Package liquor stores" from the list of special uses and adding "Package liquor stores" to the list of prohibited uses, by deleting the words "and used" from the "Automobile and custom van sales (new and used)" special use entry, and by adding "Automobile and custom van sales (used)" to the list of prohibited uses, and by adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses.
- E. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to read in its entirety as follows:
 - "d. Properties Adjacent to Non-Legacy Code Area: A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5."
- F. Amending the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, to be consistent with the legal description corrections and rezoning of certain properties legally described and reflected in illustrations included in the proposed Ordinance.
- G. Amending the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, so as to be in conformance with the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations included in the proposed Ordinance.
- H. Amending Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 4 (Signage) to increase the maximum sign face area and maximum height of Hanging Freestanding signs and changing lighting and location requirements of said signs.



ApplicantsVillage of Tinley Park

Property Location Legacy Code Zoned Areas

Zoning

All Legacy Code Zoning Districts are impacted

Approval Sought

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

Requested Action

Assign two Commissioners to discuss the proposed text amendments

<u>Project Planner</u>

Amy Connolly Planning Director

PLAN COMMISSION STAFF REPORT

August 6, 2015

Text Amendments to the 2011 Legacy Code

EXECUTIVE SUMMARY

Over the past few years, Village Planning staff have accumulated a list of needed updates to the 2011 Legacy Code for Downtown (officially, Section XII of the Tinley Park Zoning Ordinance) based upon our implementation of the Code. Rather than piecemealing each update one at a time, we felt it would be better to create an "omnibus" update at covering various areas of the code.

To summarize the proposed text amendments:

- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 – Downtown Core Regulating Plan, is amended by deleting the term "Street Level Commercial Required" in the legend of Figure 2.A.2 and replacing it with "Street Level Commercial Allowed."
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), is further amended by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 attached hereto as Exhibit A and made a part hereof, showing a change to the boundaries of the Downtown Core District and fully zoning a parcel with address 17533 S. Oak Park Avenue as Downtown Core.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection D (Neighborhood General), Figure 2.E.2 – Neighborhood General Regulating Plans is amended by deleting the term "Street Level Commercial Required" in the legend of Figure 2.E.2 and replacing it with "Street Level Commercial Allowed."
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. is amended by deleting "Package liquor stores" from the list of special uses and adding "Package liquor stores" to the list of prohibited uses, by deleting the words "and used" from the "Automobile and custom van sales (new and used)" special use entry, and by adding "Automobile and custom van sales (used)" to the list of prohibited uses, and by adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses.

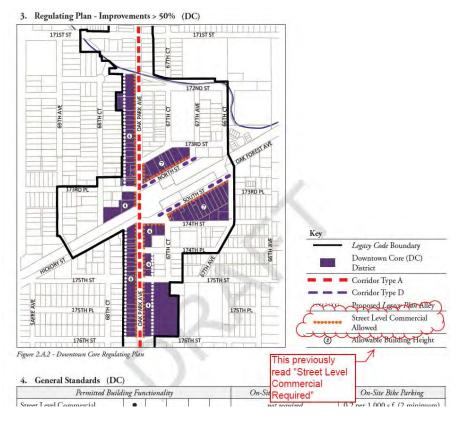
• Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended to read in its entirety as follows:

"d. Properties Adjacent to Non-Legacy Code Area

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

- The Tinley Park Zoning Map be further amended to be consistent with the legal description corrections and rezoning of certain properties legally described and reflected in illustrations.
- The official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended
 so as to be in conformance with the granting of the legal description corrections and rezoning of
 certain properties as legally described and reflected in the illustrations.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 4 (Signage) is amended to increase the maximum sign face area and maximum height of Hanging Freestanding signs and changing lighting and location requirements of said signs.

STREET LEVEL COMMERCIAL REQUIRED



Planning Village staff recommends amending the code within the Downtown District and the Neighborhood Flex districts to soften the language regarding "Street Level Commercial Required" to "Street Level Commercial Allowed." You can see in the illustration to the left and below that the diagrams these districts have requirement that specifies that street level commercial required in these areas. the code However, doesn't specify how much street level commercial is required or how little could be provided.

Additionally, we believe that the requirement unfairly burdens properties within these districts

Page 2 of 7

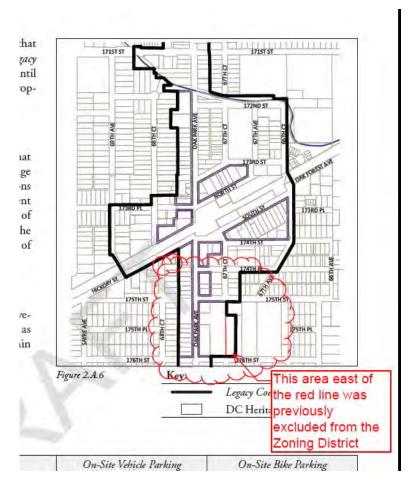
with a requirement that may make a single use residential development difficult. Using a "framer's argument", staff cannot remember wanting to be so strict with requiring street level commercial, but only saying that some type of commercial use would be appropriate or allowed at the street level.

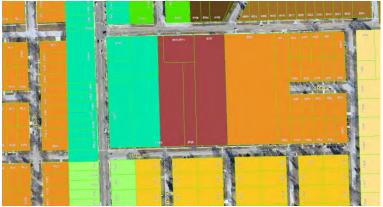
3. Regulating Plan - Improvements > 50% 168TH ST 182ND 51 WHITE TALED LIN Legacy Code Boundary Neighborhood Flex (NF) Corridor Type B Legacy Plan Corridor Type G Proposed Legacy Plan Albey Street Level Commercial Attowable Building Height Figure 2.E.2 - Neighborhood General Regulating Plans This previously read: "Street Level Commercial Required" General Standards (NF) On-Site Vehicle Parking On-Site Bike Parking Permitted Building Functionality

Staff notes that when we were establishing the Neighborhood Flex District, we wanted to be flexible about allowing practically any type of use in this district, as long as the required building functionality and setbacks (private frontage standards/private lot standards) were followed. The Neighborhood Flex District is uniquely located more directly adjacent to Will County areas with lower tax rates, so spurring any type of development at these corners was the goal of the plan. We believe that requiring street level commercial could complicate the redevelopment of these corners, particularly if a residential developer seeks to build in the district. Note that residential, multiple family building functionality is permitted by right in the Neighborhood Flex District and the Downtown Core District, which conflicts with the "street level commercial required" requirement (i.e., how can you have a residential use that is required to have street level commercial?)

AMENDING BOUNDARIES OF DOWNTOWN CORE DISTRICT

A strange mapping error occurred when we were adopting the zoning map/regulating plans for the 2011 Legacy Code. One parcel, located at 17533 S. Oak Park Avenue, was ½ zoned Downtown Core and ½ Zoned B-4. It is not a good practice to "half zone" a property. Additionally, the legal description of this parcel did not exist in the engineer-prepared legal description of the district. We believe that this was an unintentional mapping error. Our code update seeks to clarify our intentions with repsect to this parcel, which is to have the entire parcel zoned Downtown Core. This is consistent with the 2009 Legacy Plan.





USE TABLE AMENDMENTS

Feedback from staff and elected officials has warranted that we examine the list of special uses and prohibited uses located in Section 3 of the Legacy Code. The recommendations include:

1. Moving "Package liquor stores" form the Special Use column to the Prohibited Uses column.

The rationale behind this request is to limit the number of package liquor stores to what exists today. Noteably, the most recent special use for a package liquor store will continue to be allowed as a legal non-conforming use (cannot expand the use or building containing the use) if this amendment is approved.

2. Maintaining "Automobile and custom van sales (new)" in the Speical Use column and moving "Automobile and custom van sales (used)" to the Prohibited Uses column.

The rationale behind this request is to limit the number of used car sales lots to what exists today. Any established and operating used car sales would be allowed to continue as a legal non-conforming use. However, the a legal non-conforming use cannot expand in size if it is a prohibited use.

3. Adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the Prohibited Uses column.

The rationale behind this request is to prohibit the sales and on-site consumption of these products in any Legacy Code Zoned property. Note that convenience stores or pharmacies that sell these products as a secondary use would still be allowed to sell tobacco or cigars, etc. However, a store whose primary purpose is any of those uses would not be allowed in the Legacy Districts. The Village's recent Zoning Code updates regarding medical marijuana already prohibits dispensing facilities in the downtown, but this makes a formal change in the text of the ordinance.

BUFFERYARDS

A recent review of a project containing a parking lot adjacent to a non-Legacy Code zoned parcel alerted us to a deficiency in the code. We would not wish to see a parking lot (no alley) unbuffered from another parcel without a required bufferyard. Therefore, we recommend that Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended as follows:

"d. Properties Adjacent to Non-Legacy Code Area

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

SCRIVENER'S ERRORS IN LEGALS FOR REZONING

While investigating the zoning for the parcel with address 17533 S. Oak Park Avenue and finding that the legals seems to have been left out of the legal decription of the zoning district, we asked Robinson Engineering to go back through all the legal descriptions for each zoning district within the Legacy Code and they found several errors. These errors are identified and corrected with an attachment. We note that the maps are generally correct, but the legal descriptions did not always properly match. To avoid any legal zoning challenges, we need to correct these for the record.

SIGNAGE

While assisting a local business with the Legacy Code District (Neighborhood General) with signage concerns and trying to encourage a more quaint and simple sign to be erected (instead of a larger monument sign), we discovered that our sign regulations for "Hanging – Freestanding" signs may be prohibitively small to promote moving to smaller type signs in commercial areas.

We are suggesting that the the following items change in Section 4.E (Sign Regulations)

#	Туре	Permitted	Maximum Sign Face Area	Maximum Height	Special Lighting Requirements	Location
13	Hanging- Freestanding	Yes	3 sq. ft. 10 sq. ft.	4' 5 1/2'	Shall not be illuminated by an external source. Shall not be illuminated by an internal source, may be illuminated by an external source not attached to the sign structure or sign face.	Shall be 10' off the property line and setback 10' from an access or entry drive. One sign per building. Wood or Wood composite material only. Shall be a minimum of 4' off a property line and a minimum of 4' from an access or entry drive. One sign per building. Wood or wood composite material only.

The rationale for these change are to allow a 3 ½ to 4' high sign face with 1' of space between the ground and the bottom of the sign and approximately 6" of "structure" above the sign for hanging. This seems to be a standard size sign that would be visible, yet still create the "quaintness" we're looking for in the downtown areas.

RECOMMENDATION

We recommend assigning two commissioners to a worksession to review these proposed amendments. Additionally, we would recommend that we discuss the proposed amendments with the Historic Preservation Commission and the Main Street Commission prior to a public hearing.



ApplicantsVillage of Tinley Park

Property Location
Legacy Code Zoned Areas

Zoning

All Legacy Code Zoning Districts are impacted

Approval Sought

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

Requested Action

Assign two Commissioners to discuss the proposed text amendments

Project Planner Amy Connolly Planning Director

PLAN COMMISSION STAFF REPORT

September 3, 2015

NEW COMMENTS IN RED

Text Amendments to the 2011 Legacy Code

EXECUTIVE SUMMARY

Over the past few years, Village Planning staff have accumulated a list of needed updates to the 2011 Legacy Code for Downtown (officially, Section XII of the Tinley Park Zoning Ordinance) based upon our implementation of the Code. Rather than piecemealing each update one at a time, we felt it would be better to create an "omnibus" update at covering various areas of the code.

To summarize the proposed text amendments:

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

Staff and Village Attorney recommend changing the word "allowed" to "Permitted" which is consistent with wording that currently exists in the graphics for the Downtown Flex district.

- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), is further amended by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 attached hereto as Exhibit A and made a part hereof, showing a change to the boundaries of the Downtown Core District and fully zoning a parcel with address 17533 S. Oak Park Avenue as Downtown Core.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection D (Neighborhood General), Figure 2.E.2 – Neighborhood General Regulating Plans is amended by deleting the term "Street Level Commercial Required" in the legend of Figure 2.E.2 and replacing it with "Street Level Commercial Allowed. Permitted"

Staff and Village Attorney recommend changing the word "allowed" to "Permitted" which is consistent with wording that currently exists in the graphics for the Downtown Flex district.

EXECUTIVE SUMMARY - Continued

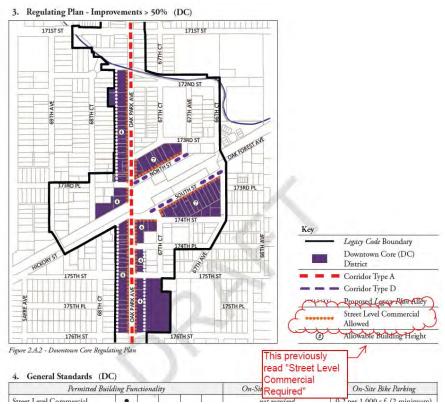
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. is amended by deleting "Package liquor stores" from the list of special uses and adding "Package liquor stores" to the list of prohibited uses, by deleting the words "and used" from the "Automobile and custom van sales (new and used)" special use entry, and by adding "Automobile and custom van sales (used)" to the list of prohibited uses, and by adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended to read in its entirety as follows:

"d. Properties Adjacent to Non-Legacy Code Area

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

- The Tinley Park Zoning Map be further amended to be consistent with the legal description corrections and rezoning of certain properties legally described and reflected in illustrations.
- The official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 4 (Signage) is amended to increase the maximum sign face area and maximum height of Hanging – Freestanding signs and changing lighting and location requirements of said signs.

STREET LEVEL COMMERCIAL REQUIRED



Village **Planning** staff recommends amending the code within the Downtown District and Neighborhood Flex districts to soften the language regarding "Street Level Commercial Required" to "Street Level Commercial Allowed. Permitted" You can see in the illustration to the left and below that the diagrams of districts have requirement that specifies that street level commercial required in these However, the code doesn't specify how much street level commercial is required or how little could be provided.

the requirement unfairly burdens properties within these districts with a requirement that may make a single use residential development difficult. Using a "framer's argument", staff cannot remember wanting to be so strict with requiring street level commercial, but only saying that some type of commercial use would be appropriate or allowed at the street level.

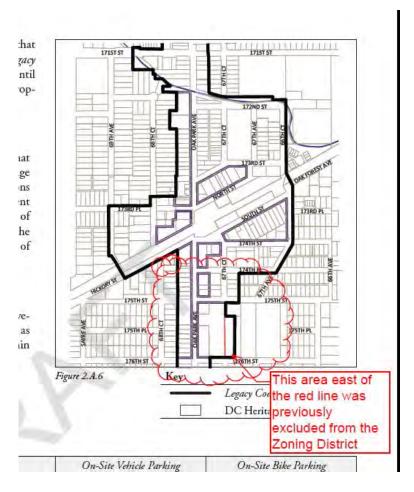
Staff notes that when we were establishing the Neighborhood Flex District, we wanted to be flexible about allowing practically any type of use in this district, as long as the required building functionality and setbacks (private frontage standards/private lot standards) were followed. The Neighborhood Flex District is uniquely located more directly adjacent to Will County areas with lower tax rates, so spurring any type of development at these corners was the goal of the plan. We believe that requiring street level commercial could complicate the redevelopment of these corners, particularly if a residential developer seeks to build in the district.

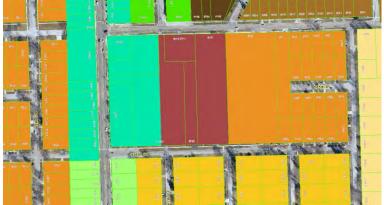
Note that residential, multiple family building functionality is permitted by right in the Neighborhood Flex District and the Downtown Core District, which conflicts with the "street level commercial required" requirement (i.e., how can you have a residential use that is required to have street level commercial?)

At the August 27 Workshop Meeting, Assigned Commissioners Pierce and Reidy determined that these were appropriate amendments to make to reduce confusion and bring clarity to the Legacy Code.

AMENDING BOUNDARIES OF DOWNTOWN CORE DISTRICT

A strange mapping error occurred when we were adopting the zoning map/regulating plans for the 2011 Legacy Code. One parcel, located at 17533 S. Oak Park Avenue, was ½ zoned Downtown Core and ½ Zoned B-4. It is not a good practice to "half zone" a property. Additionally, the legal description of this parcel did not exist in the engineer-prepared legal description of the district. We believe that this was an unintentional mapping error. Our code update seeks to clarify our intentions with repsect to this parcel, which is to have the entire parcel zoned Downtown Core. This is consistent with the 2009 Legacy Plan.





USE TABLE AMENDMENTS

Feedback from staff and elected officials has warranted that we examine the list of special uses and prohibited uses located in Section 3 of the Legacy Code. The recommendations include:

1.—Moving "Package liquor stores" form the Special Use column to the Prohibited Uses column.

The rationale behind this request is to limit the number of package liquor stores to what exists today. Noteably, the most recent special use for a package liquor store will continue to be allowed as a legal non-conforming use (cannot expand the use or building containing the use) if this amendment is approved.

Staff recommends removing this item from consideration at this time to allow us more time for research. We are interested in trying to better align the "use" categories for different type of liquor (wine, spirits, Scotch, etc.) stores with the Village's liquor licensing. Further, we would like to ensure that we allow some of the different iterations of liquor sales, which may be wanted and beneficial to the community. We believe the further study will allow us to be more specific about what we would like, instead of prohibiting all sales of liquor with a broad brush. Assigned Commissioners concurred.

2. Maintaining "Automobile and custom van sales (new)" in the Speical Use column and moving "Automobile and custom van sales (used)" to the Prohibited Uses column.

The rationale behind this request is to limit the number of used car sales lots to what exists today. Any established and operating used car sales would be allowed to continue as a legal non-conforming use. However, the a legal non-conforming use cannot expand in size if it is a prohibited use.

The Village staff wishes to continue to research this issue with the purpose of determining whether or not these types of uses are compatible with the Legacy District and the impact to the Village if these uses are prohibited. Assigned Commissioners concurred.

3. Adding "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the Prohibited Uses column.

The rationale behind this request is to prohibit the sales and on-site consumption of these products in any Legacy Code Zoned property. Note that convenience stores or pharmacies that sell these products as a secondary use would still be allowed to sell tobacco or cigars, etc. However, a store whose primary purpose is any of those uses would not be allowed in the Legacy Districts. The Village's recent Zoning Code updates regarding medical marijuana already prohibits dispensing facilities in the downtown, but this makes a formal change in the text of the ordinance.

Assigned Commissioners felt that this type of regulation was appropriate and appropriately broad enough to encompass all smoking related uses so as not to discimininate against a particular type of smoking.

BUFFERYARDS

A recent review of a project containing a parking lot adjacent to a non-Legacy Code zoned parcel alerted us to a deficiency in the code. We would not wish to see a parking lot (no alley) unbuffered from another parcel without a required bufferyard. Therefore, we recommend that Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended as follows:

"d. Properties Adjacent to Non-Legacy Code Area

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

Assigned Commissioners felt that this type of regulation was appropriate. They mentioned the recent approproval of the Union Square Townhomes as an example of where this regulation may be needed.

SCRIVENER'S ERRORS IN LEGALS FOR REZONING

While investigating the zoning for the parcel with address 17533 S. Oak Park Avenue and finding that the legals seems to have been left out of the legal description of the zoning district, we asked Robinson Engineering to go back through all the legal descriptions for each zoning district within the Legacy Code and they found several errors. These errors are identified and corrected with an attachment. We note that the maps are generally correct, but the legal descriptions did not always properly match. To avoid any legal zoning challenges, we need to correct these for the record.

Assigned Commissioners agreed that correcting the scriverner's errors were important and that it did not change the intent of the Legacy Code.

SIGNAGE

While assisting a local business with the Legacy Code District (Neighborhood General) with signage concerns and trying to encourage a more quaint and simple sign to be erected (instead of a larger monument sign), we discovered that our sign regulations for "Hanging – Freestanding" signs may be prohibitively small to promote moving to smaller type signs in commercial areas.

We are suggesting that the the following items change in Section 4.E (Sign Regulations)

#	Type	Permitted	Maximum	Maximum	Special	Location
			Sign Face	Height	Lighting	
			Area)	Requirements	
13	Hanging-	Yes	3 sq. ft.	<u>4'</u>	Shall not be	Shall be 10' off the
	Freestanding		10 sq. ft.	5 1/2′	illuminated by	property line and
					an external	setback 10' from an
					source.	access or entry

					Shall not be illuminated by an internal source, may be illuminated by an external source not attached to the sign structure or sign face.	drive. One sign per building. Wood or Wood composite material only. Shall be a minimum of 4' off a property line and a minimum of 4' from an access or entry drive. One sign per building. Wood or wood composite material only.
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The rationale for these change are to allow a 3 ½ to 4' high sign face with 1' of space between the ground and the bottom of the sign and approximately 6" of "structure" above the sign for hanging. This seems to be a standard size sign that would be visible, yet still create the "quaintness" we're looking for in the downtown areas.

Assigned Commissioners felt that our sign regulations for a walkable downtown were appropriate as-is and wished to wait/study to see if changes to the existing Legacy Code were necessary. At this point in time, they did not wish to amend the code.

RECOMMENDATION

Should the Plan Commission wish to make a recommendation to the Village Board, the following motion would be appropriate:

"... make a motion to recommend that the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated August 27, 2015, specifically

- To delete the term "Street Level Commercial Required and replace with "Street Level Commercial Permitted" in both the Downtown Core and Neighborhood Flex Districts;
- To amend Section 3 (General Provisions), subsection A (Uses), Table 3.A.2 to add "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses in all Legacy Districts;
- To amend the the official zoning map of the Village of Tinley Park to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- To amend Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to require a minimum 5' bufferyard between parking lot and any parcel located outside of the Legacy Code area.

###

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. 2015-O-045

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

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

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

AYES:

Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

Maher

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

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

Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-045

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

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

Bv.

PATRICK REA Village Clerk

ORDINANCE NO. 2015-O-045

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"d. Properties Adjacent to Non-Legacy Code Area

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

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

3

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

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

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

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

AYES:

Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

Maher

APPROVED by the President of the Village of Tinley Park on the 6th day of October, 2015.

ATTEST:

Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. 2015-O-045

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

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

EXHIBIT A

REVISED LEGACY CODE FIGURE 2.A.6

(ATTACHED)

A. Downtown Core (DC)

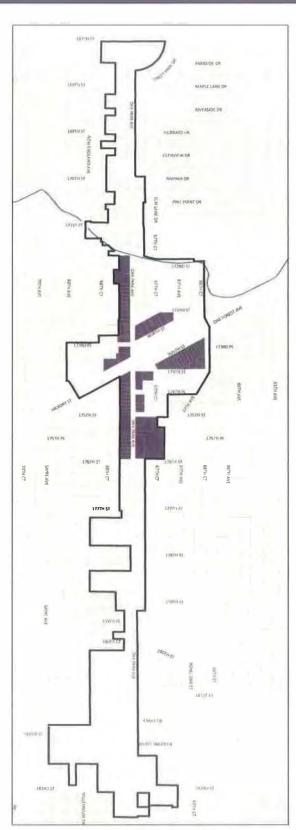


Figure 2.A.1 - Downtown Core Location Map

1. Intent

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

2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%) Regulating Plan 12 General Standards 12 Development Site Requirements 13 Thoroughfare & Alley Standards 14 Public Frontage Standards 14 Private Frontage Standards 14 Private Lot Standards 15 Heritage Sites (Improvements < 50%) Regulating Plan 16 General Standards 16 **Public Frontages** 17 Private Frontages 17 General Regulations Administration & Procedure 81-90 Uses 54-55 **Building Standards** 56-57 58-59 Parking Design Standards Alleys 60 Vehicle Access 61 62-63 Landscape 64 Fencing

Stormwater Management

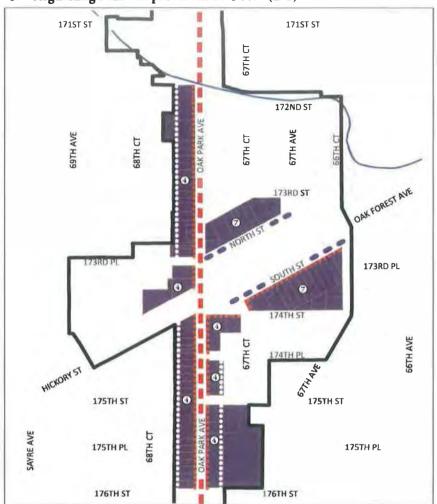
Lighting Encroachments

65

68

66-67

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



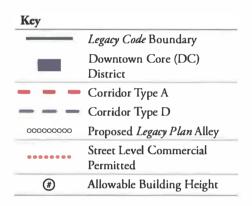


Figure 2.A.2 - Downtown Core Regulating Plan

4. General Standards (DC)

Permitted Build	ling Function	ality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•		not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•		2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•		not required	0.2 per 1,000 s.f. (2 minimum)
Residential	•		1 space per dwelling unit	I develliis
Residential			guest parking not required	I per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed	Scind Aldrick Single K	Design details for on-site ve located on pages 58-59	chicle parking and on-site bike parking are

Permitted Building Type

Table 2.A.1

gregate, greater than 50% of a building's street level commercial space.

10. Heritage Sites (DC)

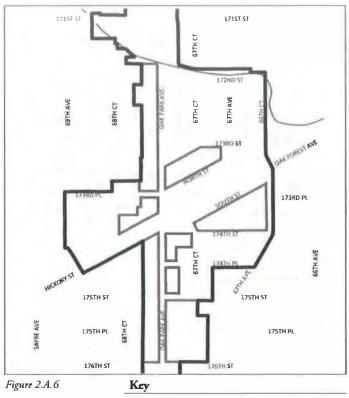
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the Legacy Code. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

a. Intent

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

b. Applicability

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



Legacy Code Boundary DC Heritage Site Blocks

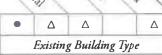
General Standards

Permitted Build	ing Fun	ctional	lity			On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0	0			-	4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Residential	•		•			1 space per dwelling unit	1 per dwelling unit
						guest parking not required	
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	14	Gred Use	And Alone	Connerg	Sing Sing	located on pages 58-59 Arather Detacher grega	not occupy, individually or in a te, greater than 50% of a building level commercial space.

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

△ Can be converted to a mixed-use building.

Table 2.A.7



GROUP EXHIBIT B

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

(ATTACHED)

REVISED LEGAL DESCRIPTIONS FOR LEGACY DISTRICTS

Downtown Core

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

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

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

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

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

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

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

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

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

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

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

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

Downtown Flex

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

Last Updated 06/01/2015

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

Downtown General

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

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

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

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

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

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

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

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

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

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

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

Neighborhood General

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Flex

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

Last Updated 06/01/2015

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

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

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

Civic

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

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

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

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

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

36-13-31A 28-31

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

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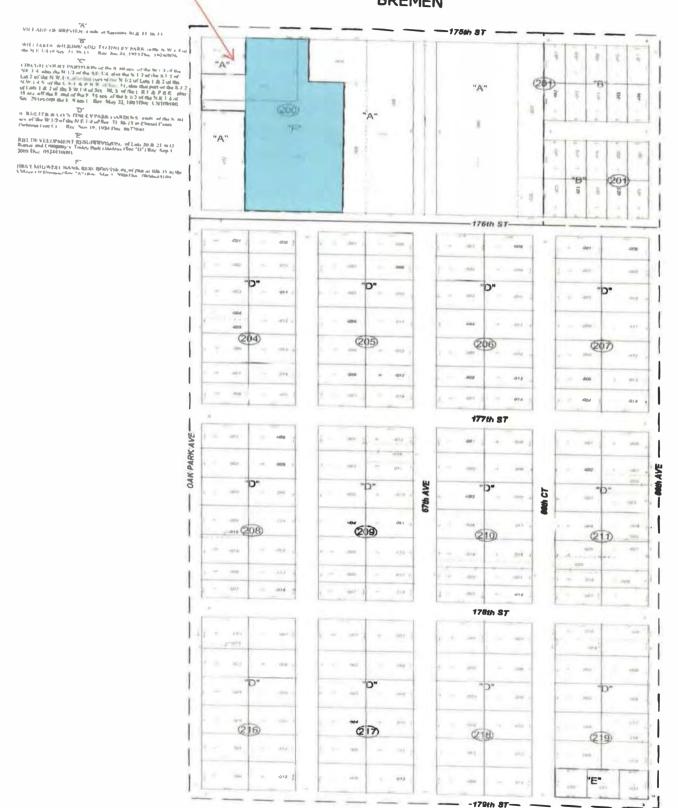


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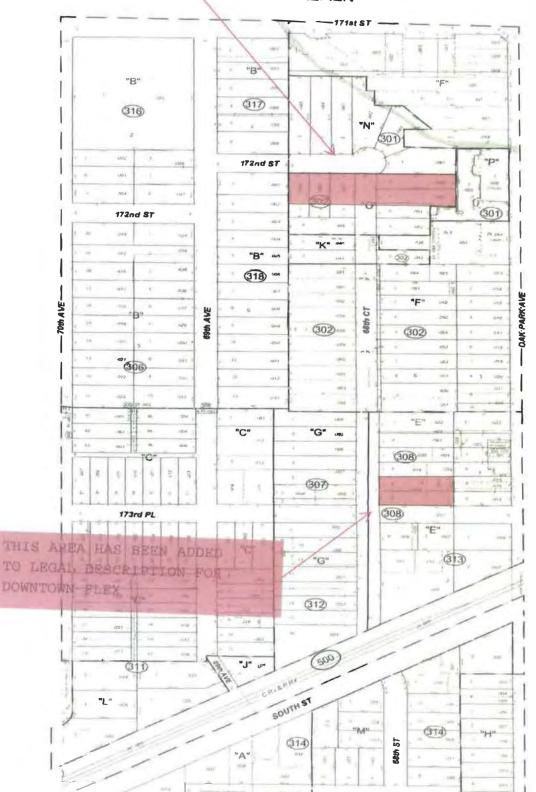
36-13-31A 28-31

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



THIS AREA HAS NOW BEEN
"EXCEPTED OUT" IN DEGAL
DESCRIPTION FOR DOWNTOWN PLEX

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



36-13-30F

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CONDOMINIUM 28 30 308-029

Park Daks Commercial Condo

Rec 2/26/2003 Duc 0930468214

Rec 4/8/2004 Doc 0409910049

Unit Unit 17314 - 100/17720 - 1008 17316 - 1002/7322 - 1008 THIS AREA HAS BEEN ADDED TO LEGAL DESCRIPTION FOR DOWNTOWN GENERAL

36-13-30G 28-30

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



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

36-13-30D 28-30



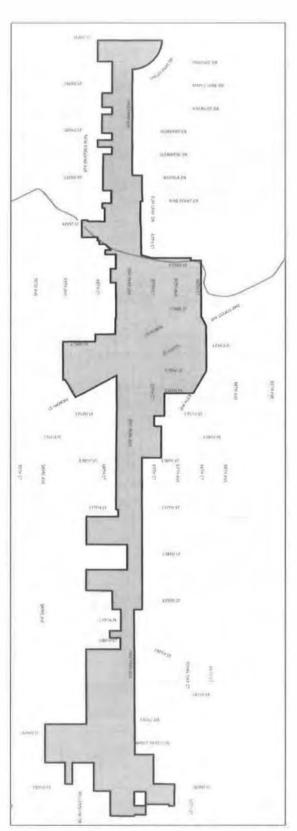


Figure 1.C.1 - Code Area Map

C. Applicability

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

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

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

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

D. Severability

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

G. Regulating Plan

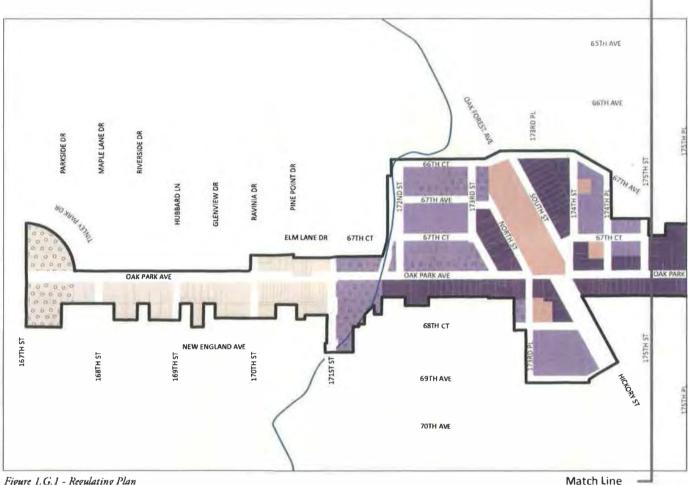
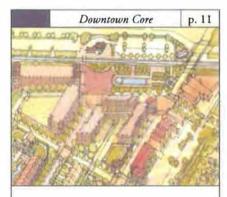
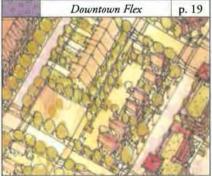


Figure 1.G.1 - Regulating Plan

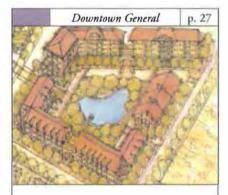
Character Districts



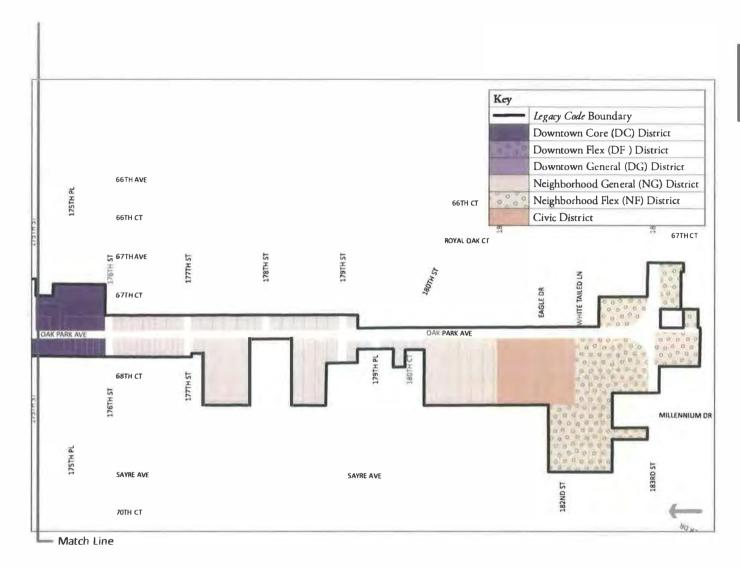
The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.

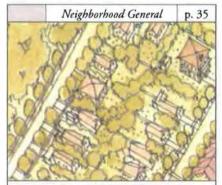


The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks.



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

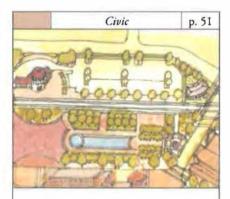




The Neighborhood General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks.



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



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

A. Downtown Core (DC)

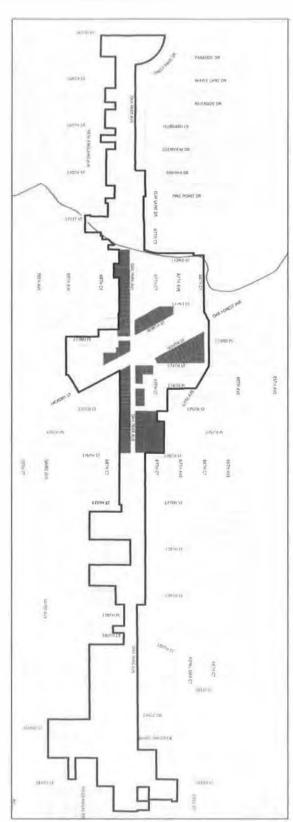


Figure 2.A.1 - Downtown Core Location Map

1. Intent

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

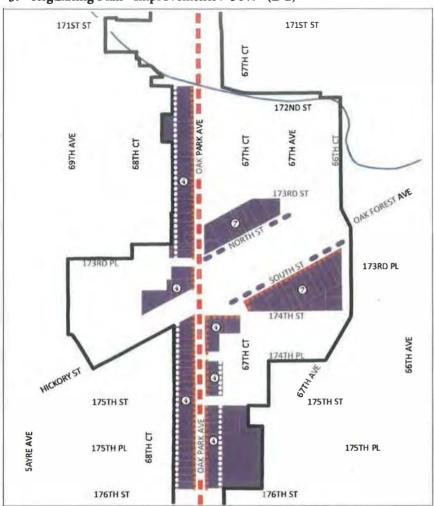
2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%) Regulating Plan 12 General Standards 12 Development Site Requirements 13 Thoroughfare & Alley Standards 14 Public Frontage Standards 14 Private Frontage Standards 14 Private Lot Standards 15 Heritage Sites (Improvements < 50%) Regulating Plan 16 General Standards 16 **Public Frontages** 17 Private Frontages 17 General Regulations Administration & Procedure 81-90 Uses 54-55 **Building Standards** 56-57 Parking Design Standards 58-59 Alleys 60 Vehicle Access 61 Landscape 62-63 64 Fencing Stormwater Management 65 Lighting 66-67 **Encroachments** 68

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



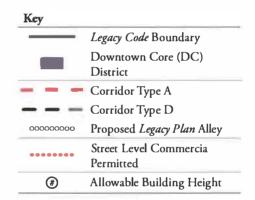


Figure 2.A.2 - Downtown Core Regulating Plan

4. General Standards (DC)

Permitted Build	ling Function	nality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•		not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•		2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•		not required	0.2 per 1,000 s.f. (2 minimum)
D: J:- I			1 space per dwelling unit	Les duullies usis
Residential			guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed	Sand Alahi Fanis	Design details for on-site volocated on pages 58-59 O Can	ehicle parking and on-site bike parking are not occupy, individua ly or in ag

Permitted Building Type

Table 2.A. I

gregate, greater than 50% of a building's street level commercial space.

10. Heritage Sites (DC)

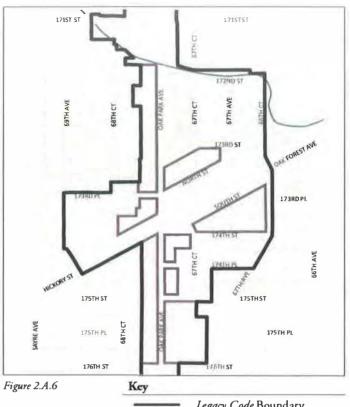
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the Legacy Code. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

a. Intent

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

b. Applicability

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



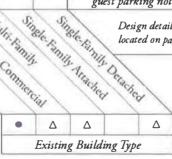
Legacy Code Boundary DC Heritage Site Blocks

General Standards

Permitted Build	ing Fun	ictional	ity	On-Site Vehicle Parking	On-Site Bike Parking		
Street Level Commercial	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	0	0				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Residentiał	•		•			1 space per dwelling unit	1 per dwelling unit
						guest parking not required	
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	14	State Of Sta	And Alone	fulri Famile Comme	Refe Family	located on pages 58-59 Alaither grega	not occupy, individually or in a te, greater than 50% of a building level commercial space.

△ Can be converted to a mixed-use building.

Table 2.A.7



B. Downtown Flex (DF)

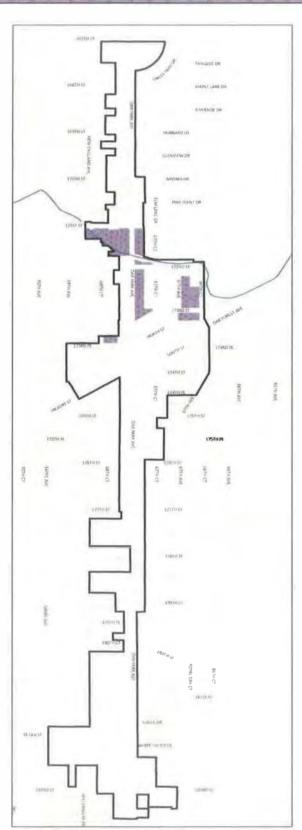


Figure 2.B.1 - Downtown Flex Location Map

1. Intent

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

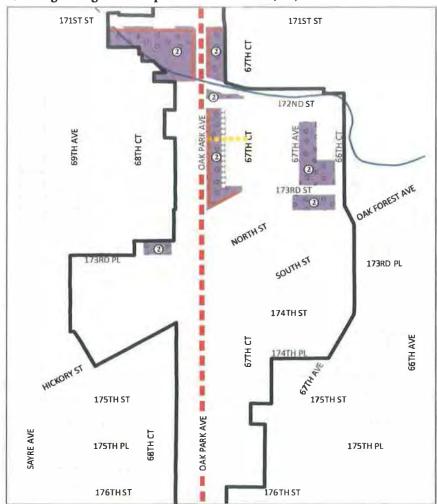
2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%) Regulating Plan 20 General Standards 20 **Development Site Requirements** 21 Thoroughfare & Alley Standards 22 Public Frontage Standards 22 Private Frontage Standards 22 Private Lot Standards 23 Heritage Sites (Improvements < 50%) Regulating Plan 24 General Standards 24 **Public Frontages** 25 Private Frontages 25 General Regulations Administration & Procedure 81-90 Uses 54-55 **Building Standards** 56-57 58-59 Parking Design Standards Alleys 60 Vehicle Access 61 62-63 Landscape Fencing 64 65 Stormwater Management 66-67 Lighting Encroachments 68

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



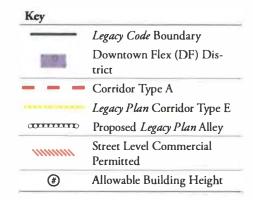


Figure 2.B.2 - Downtown Flex Regulating Plan

4 General Standards (DF)

ing Function	nality	On-Site Vehicle Parking	On-Site Bike Parking	
•			not required	0.2 per 1,000 s.f. (2 minimum)
•			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
•			not required	0.2 per 1,000 s.f. (2 minimum)
•			1 space per dwelling unit	1 1 11:
			guest parking not required	1 per dwelling unit
Miscel	Stand Abone Tan	ingle Family	Design details for on-site ve located on pages 58-59	hicle parking and on-site bike parking ar
	Onn	itas:	Ataclical Cladical	
	•			not required 2 spaces per 1,000 s.f. 4 spaces per 1,000 s.f. 4 spaces per 1,000 s.f. not required 1 space per dwelling unit guest parking not required

Permitted Building Type

Table 2.B.1

10. Heritage Sites (DF)

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

Intent

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

b. Applicability

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

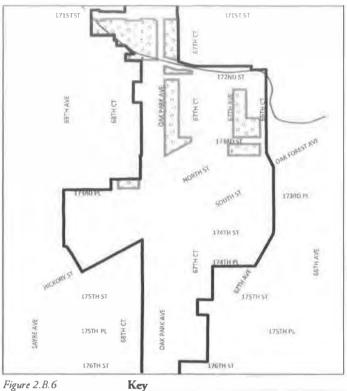


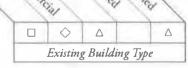
Figure 2.B.6

Legacy Code Boundary DF Heritage Site Blocks

General Standards

Permitted Build	ing Fur	ictional	lity	On-Site Vehicle Parking	On-Site Bike Parking		
Street Level Commercial	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
Residential	•		•			1 space per dwelling unit	1 per dwelling unit
					•	guest parking not required	
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	1,	Tired Use	And Alone	Tulci Family Commen	Side Family	located on pages 58-59 △ Can distri	chicle parking and on-site bike parking and on-site bike parking and on-site bike parking and on the converted, where permitted on the ct's plan, to a mixed-use or standard commercial building.

Table 2.B.7



- Δ Can be converted, where permitted on the district's plan, to a mixed-use or standalone commercial building.
- ☐ Can be converted to a stand-alone commercial, multi-family, or single-family detached building.
- ♦ Can be converted to a mixed-use, multifamily, or single-family detached building.

C. Downtown General (DG)

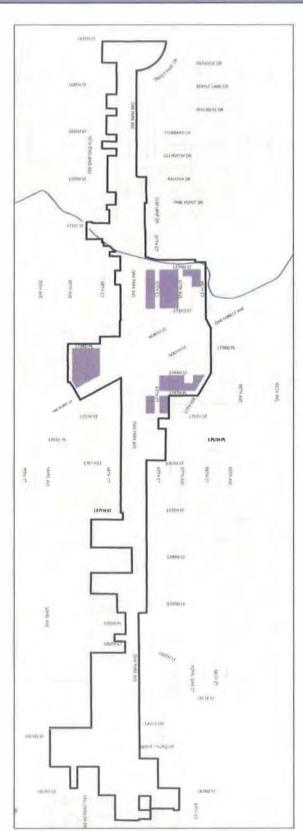


Figure 2.C.1 - Downtown General Location Map

1. Intent

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

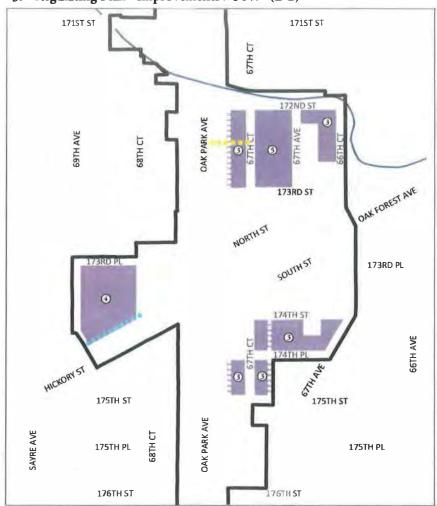
2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%) Regulating Plan 28 General Standards 28 Development Site Requirements 29 Thoroughfare & Alley Standards 30 30 Public Frontage Standards Private Frontage Standards 30 Private Lot Standards 31 Heritage Sites (Improvements < 50%) Regulating Plan 32 General Standards 32 **Public Frontages** 33 Private Frontages 33 General Regulations Administration & Procedure 81-90 Uses 54-55 56-57 **Building Standards** 58-59 Parking Design Standards 60 Alleys Vehicle Access 61 Landscape 62-63 Fencing 64 65 Stormwater Management Lighting 66-67 Encroachments 68

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



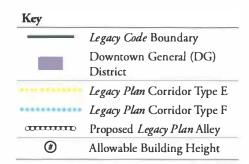


Figure 2.C.2 - Downtown General Regulating Plan

4. General Standards (DG)

Permitted Building Fun	ctionality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial		n/a	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office		nla	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic		not required	0.2 per 1,000 s.f. (2 minimum)
Desiderated		1 space per dwelling unit	1 1 11
Residential		guest parking not required	l per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on puges 54-55	Scalling Along anii	Design details for on-site ve located on pages 58-59	hicle parking and on-site bike parking are
	Scand Alone Connectivity	Design details for on-site ve located on pages 58-59	
Table 2.C.1	Permi	tted Building Type	

10. Heritage Sites (DG)

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

a. Intent

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

b. Applicability

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

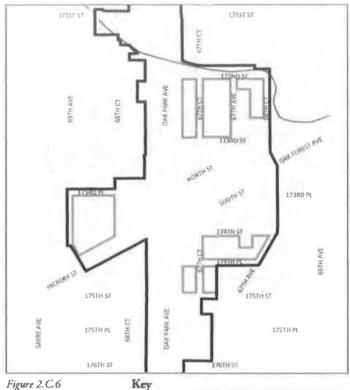


Figure 2.C.6

Legacy Code Boundary DG Heritage Site Blocks

General Standards

Permitted Buildi	ng Functional	ity			On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•	1			not required	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office					2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic					not required	0.2 per 1,000 s.f. (2 minimum)
5					1 space per dwelling unit	
Residential		•	•	•	guest parking not required	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed Use	and Alo.	alti. Fan	Ble Fan	Design details for on-site v located on pages 58-59	vehicle parking and on-site bike parking are
	10	And Alone	Comple	Ciar O	Design details for on-site to located on pages 58-59 Can ing.	be converted to a multi-family build
Table 2.C.7				Existin	g Building Type	

D. Neighborhood General (NG)

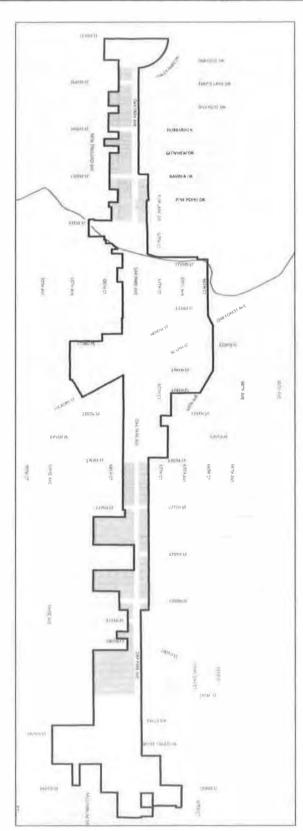


Figure 2.D.1 - Neighborhood General Location Map

1. Intent

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

2. Applicability

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

District Regulations

Redevelopment (Improvements > 50%) Regulating Plan 36 General Standards 36 37 Development Site Requirements Thoroughfare & Alley Standards 38 Public Frontage Standards 38 Private Frontage Standards 38 Private Lot Standards 39 Heritage Sites (Improvements < 50%) Regulating Plan 40 General Standards 40 **Public Frontages** 41 Private Frontages 41 General Regulations Administration & Procedure 81-90 Uses 54-55 **Building Standards** 56-57 Parking Design Standards 58-59 Alleys 60 Vehicle Access 61 Landscape 62-63 Fencing 64 Stormwater Management 65 66-67 Lighting Encroachments 68

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

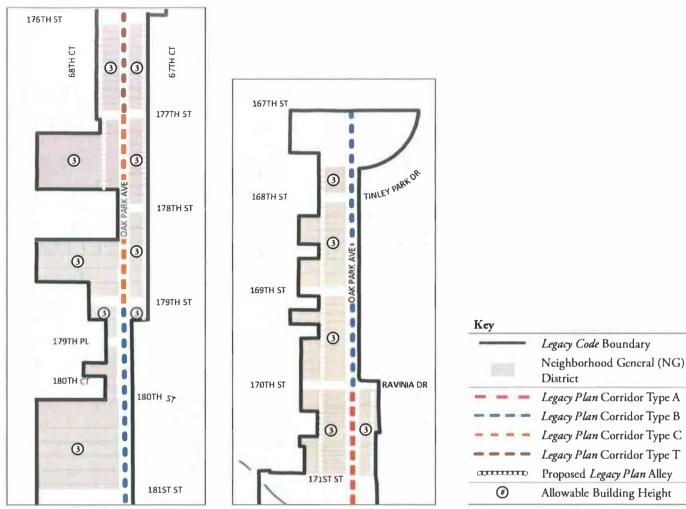


Figure 2.D.2 - Neighborhood General Regulating Plan

4. General Standards (NG)

Permitted Building Fu	nctionality	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial		nla	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office		nla	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic		not required	0.2 per 1,000 s.f. (2 minimum)
D. I. I.		1 space per dwelling unit	1 1
Residential		.5 guest spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	The Sand Non Anni Single Fam	Design details for on-site veh located on pages 58-59	icle parking and on-site bike parking are
Table 2.D.1	Permitt	ed Building Type	

10. Heritage Sites (NG)

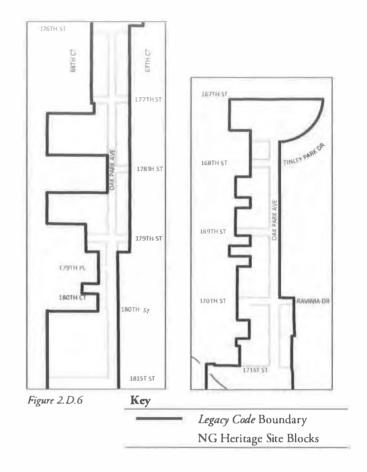
Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

a. Intent

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

b. Applicability

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



c. General Standards

Permitted Build	ling Fur	ictiona	lity			On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•	•				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•	•				not required	0.2 per 1,000 s.f. (2 minimum)
n et et						1 space per dwelling unit	1 1 10
Residential	•		•	•		.5 guest spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	1	Sted Use	and Alon	Tulki Fam	Ble Fan	Design details for on-site ver located on pages 58-59	hicle parking and on-site bike parking are
		1	and Alone	1	1	action action prova	oe converted, with Special Use ap l, to a mixed-use building.
Table 2.D.7				•	Existin	lacksquare $lacksquare$	



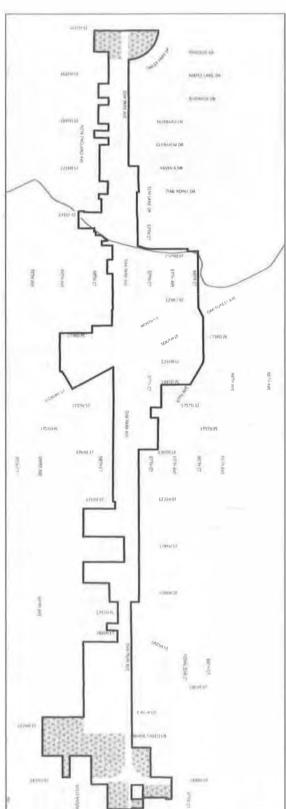


Figure 2.E.1 - Neighborhood Flex Location Map

1. Intent

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

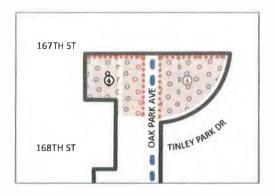
2. Applicability

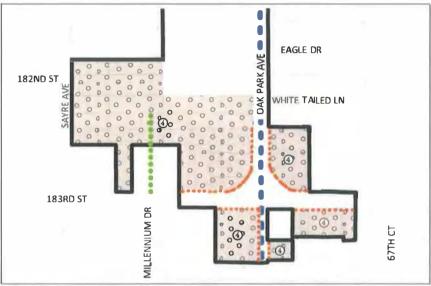
The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Neighborhood Flex District (Figure 2.E.2).

District Regulations

Redevelopment (Improvements > 50%) 44 Regulating Plan General Standards 44 Development Site Requirements 45 Thoroughfare & Alley Standards 46 Public Frontage Standards 46 Private Frontage Standards 46 Private Lot Standards 47 Heritage Sites (Improvements < 50%) Regulating Plan 48 General Standards 48 **Public Frontages** 49 49 Private Frontages General Regulations Administration & Procedure 81-90 54-55 Uses **Building Standards** 56-57 58-59 Parking Design Standards 60 Alleys Vehicle Access 61 62-63 Landscape 64 Fencing Stormwater Management 65 66-67 Lighting Encroachments 68

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





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

Figure 2.E.2 - Neighborhood Flex Regulating Plan

4. General Standards (NF)

Permitted Build	ing Fur	ictional	lity	On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	•	•		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Office	•	•		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	•	•		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Second Floor Group Assembly	•	•		4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	•	•		not required	0.2 per 1,000 s.f. (2 minimum)
D: J				1 space per dwelling unit	1 111::
Residential				.5 guest spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	13	Steel Cie	And Alon Single Fall	Design details for on-site veh located on pages 58-59	icle parking and on-site bike parking a
			And Alone Commercial	Design details for on-site veh located on pages 58-59	
Table 2.E.1			Permi	itted Building Type	

Section 2.F

F. Civic

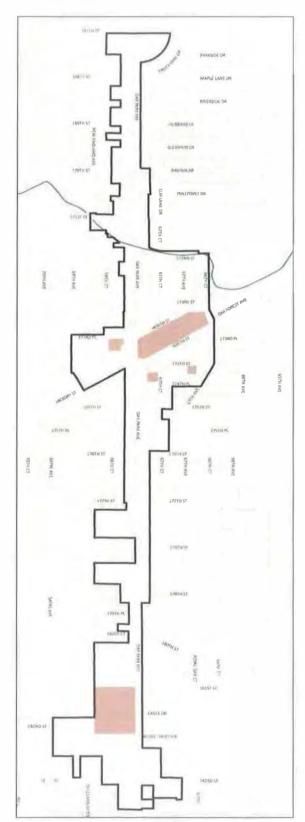


Figure 2.F.1 - Civic Location Map

1. Intent

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

2. Applicability

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

3. Permitted Building Types (Civic)

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

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

Table 2.F.1

4. Lot Standards (Civic)

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

Table 2.F.2

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

Table 3.A.1

Special Uses
Special Uses Amusement and recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation Any establishment with operating hours between 2:00 AM and 6:00 AM Automobile and custom van sales (new and used) Creation of a mixed-use building on a Heritage Site in the Neighborhood General or Neighborhood Flex Districts. Day or child care centers, including home occupation daycare Farmer's market Fruit and vegetable stands Other similar or compatible uses Package liquor stores Private surface parking lots located on a lot with no structures or other uses. Taverns Teen recreation and dance facilities Winery, distillery, or brewery, including

Table 3.A.2

6. Thoroughfare

a. Medians

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

7. Public Frontage

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

a. Downtown Core District

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

b. Other Districts

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

c. Street Furniture & Planters

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

8. Private Frontage

a. Foundation Plantings

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

b. Street Furniture & Plantings

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

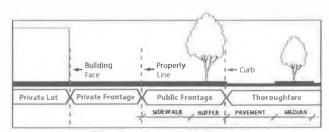


Figure 3.F.1

9. Private Lot

a. Interior Landscaping

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

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

b. Parking Lot Landscaping

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

10. Bufferyards

a. Commercial & Mixed-Use Side Yards

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

b. Rear Yards

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

c. Alley Buffer

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

d. Properties Adjacent to Non-Legacy Code Area

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

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

Table 3.F.1

Apprendix

D. Historic Properties & Special Uses

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

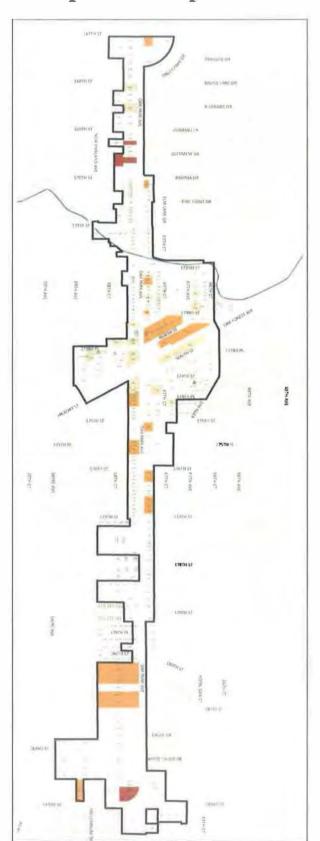
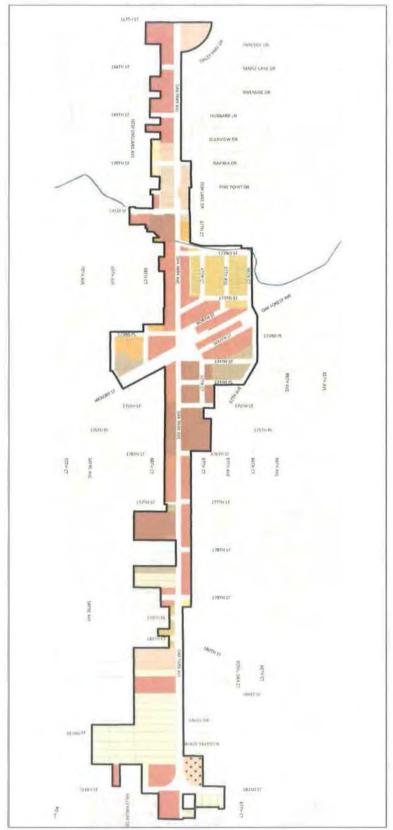


Figure Appendix.D.1

E. Zoning Prior to Adoption



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

Figure Appendix. E. 1

ANDIDIENTIGUE

F. Main Street Commission Boundary

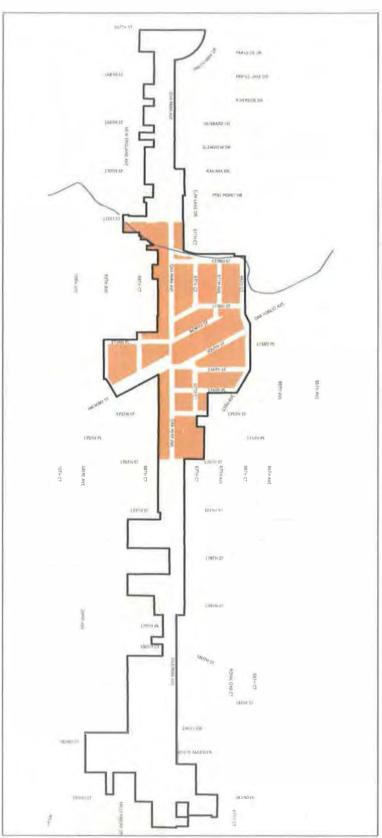


Figure Appendix.F.1

EXHIBIT B

Legacy Code Updates 2015

TEXT UPDATES

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

GRAPHIC UPDATES

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

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. 2016-O-025

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

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

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

AYES:

NAYS:

ABSENT:

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

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

Village Clerk

ORDINANCE NO. 2016-O-025

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

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

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

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

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

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

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

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

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

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

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

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

AYES:

NAYS:

ABSENT:

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

Village Clerk