



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

**June 06, 2019 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the May 02, 2019 Regular Meeting

**Item #1 WORKSHOP / APPROVAL: INNOVATIVE DECKS – 6926 183RD STREET
SITE PLAN APPROVAL**

Consider granting Site Plan approval to the Petitioner, Ken Zomparelli on behalf of Innovative Decks, to permit a 1,224 square foot second detached garage and attached lumber rack to replace an existing residential shed on the property located at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District.

**Item #2 WORKSHOP: LIGHTING STANDARDS FOR MULTI-FAMILY, COMMERCIAL
AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider a Text Amendment to amending Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements in residential, commercial and industrial zoning districts.

**Item #3 WORKSHOP: MASONRY REQUIREMENTS FOR MULTI-FAMILY,
COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

May 2, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 2, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Lucas Engel
Garrett Gray
Angela Gatto

Absent Plan Commissioner(s): Eduardo Mani
MaryAnn Aitchison
Stephen Vick

Village Officials and Staff: Mike Mueller, Village Trustee
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for May 2, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the April 4, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER ENGEL, to approve the minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 2, 2019 REGULAR MEETING

Item #1 PUBLIC HEARING: TELECOMMUNICATION SERVICE AND SMALL CELL WIRELESS FACILITIES – TEXT AMENDMENT

Consider a proposed Text Amendments to consider recommending that the Village Board approve Text Amendments to amend Section III.W. (Regulations for Personal Wireless Service Facilities) of the Zoning Ordinance related to regulations for Telecommunication Service and Small Cell Wireless Facilities.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Lucas Engel
Garrett Gray
Angela Gatto

Absent Plan Commissioner(s): Eduardo Mani
MaryAnn Aitchison
Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: None

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GRAY, to open the Public Hearing for TELECOMMUNICATION SERVICE AND SMALL CELL WIRELESS FACILITIES – TEXT AMENDMENT. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

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

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

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. Mr. Ritter went through the background noting adjustments that were made as a result of the workshop and attorney review. Regulations for telecommunication service facilities (TCSF) are a necessary component of a community's ability to regulate aesthetics. Cellular technology is continually changing and the Village's regulations must be updated from time to time to minimize the visual, aesthetic, and public safety impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility with existing telecommunication services.

Telecommunication Service Facilities (TCSF) is the catchall term for the wireless antennas, equipment and all else associated with them. These wireless regulations were originally adopted in 1998 with the last update in 2010. The Telecommunication Act of 1996 limited the role that municipalities can have to regulate them related to aesthetics and requiring that you cannot prohibit them or regulate their environmental effects. The FCC also set new stricter rules that municipalities must follow including time limits for when applications must be acted on (shot clock) and requiring

telecommunication facilities to be treated similarly to other public utilities that serve the public. Illinois S.B. 1451 (Small Wireless Facilities Deployment Act) was signed into law by Governor Rauner in April 2018. Tinley Park adopted regulations in line with the state law regulating small cell co-locations in public right-of-ways to the greatest extent possible and based upon the Illinois Municipal League's (IML) model ordinance.

Staff proposed changes in late 2017 and received a unanimous recommendation of approval from the Plan Commission following a number of public meetings on the subject. However, due to the state small cell law, the adoption was placed on hold on the advice from legal counsel. Staff has made some changes to those original regulations that include:

1. Exemption of small cell wireless facilities in the public right-of-way that comply with the Small Cell Wireless Facilities Deployment Act.
2. Introduction of design standards for all small cell wireless facilities in the Village, including those permitted within the public right-of-ways.
3. Require disguising new TCSF locations when requested (via Special Use Permit) within 1,000 feet of a Residential Zoning District.
4. Consistency and increased strength in wording of regulations.
5. Reorganization to clearly indicate a hierarchy of permitted locations for cellular facilities. The hierarchy must be followed by requiring clear due diligence efforts showing the least obtrusive location in the hierarchy is being utilized. A Special Use is required for all new tower installations.
6. The proposed hierarchy from most preferred to least is as follows:
 - a. Co-location of antennas on existing cellular tower or non-residential structure (including municipal water towers).
 - b. New cellular facility on Village-owned property.
 - c. New cellular facility on public/taxing body property.
 - d. New cellular facility on M-1 zone property, not within 1,000 feet of a Residential Zoning District.
 - e. New cellular facility on ORI, not within 1,000 feet of a Residential Zoning District.
 - f. New cellular facility on Business (B-1 through B-5) zoned property, not within 1,000 feet of a Residential Zoning District.
 - g. New Cellular facility in Residential (R-1 through R-7) zoned property or other zoning districts within 1,000 feet of a residentially zoned property.
 - h. New cellular facility within the Legacy Districts.
7. Site Plan approval is required for any co-location with new ground equipment screening and any new TCSF location.

Mr. Ritter displayed examples of freestanding Cell Towers, Co-locations, Small Cell Antennas, Small Cell Deployments, and Distributed Antenna Systems. :

- 1) Historically all new towers required a Special Use. This allowed for public input. Understanding that the Telecommunication Act does not allow a municipality from regulating wireless services based on environmental or health effects of radio frequency emissions, does the Commission wish to allow certain locations by right as a permitted use. This would then not allow for public input.
 - Special Uses continue to be required for any new tower sites to allow for proper notice to surrounding property owners.

- 2) Is the Commission comfortable with the location hierarchy that has been imposed with Village-owned property as the first choice for the location of a new tower and the Legacy Districts as the least favored choice? The hierarchy would require due diligence to prove they cannot meet a location higher on the hierarchy.
 - Business and Residential districts were further separated. The Legacy District has remained the least preferred location for a new pole
- 3) The proposed ordinance requires a masonry enclosure for equipment. Does the Commission wish to require this of all installations and require the applicant to request a variance if they want something else; or does the Commission feel comfortable allowing PVC vinyl fencing in some locations (i.e. Com Ed Easement, or sites not visible from public ROW)
 - Masonry enclosures will remain a requirement. Variations are an option if it is not feasible or there is another design that meets or exceeds the brick design standard
- 4) Does the Commission agree with staff's recommendation to require antenna attached to a structure to be permitted only on the rear (opposite of main entrance/façade) and sides of a building?
 - Rear and sides will be permitted but the front façade of a building will not be permitted by-right.
- 5) Small Cell locations on decorative light poles as least desirable? This would allow location on private property or construction of a new small cell pole before this is permitted.
 - Upon legal review, it was determined that the proposed language was too strong in prohibiting locations on a particular type of pole. The section's wording has been changed to be less restrictive but still indicate that it is not preferred and require that the character and aesthetic design of the pole remain.

Plan Commission discussed the changes at length in the workshop meeting. The Commission generally agreed with staff's recommended hierarchy for new towers, including that the Legacy District should be the last possible option, even if it can't be prohibited. The Commission did recommend breaking out commercial and residential districts into separate hierarchy categories which are presented in the new draft ordinance. There was also some discussion about not requiring a Special Use Permit in some instances where denial would be difficult or where the Village had control. However, the Commission recommended that all new pole locations require a Special Use Permit to ensure that all surrounding property owners are at least notified before a new pole is erected.

The Commission agreed with the small cell design standards for all small cell locations within the Village. They agreed these were least preferred on the decorative light poles in the Legacy District. Staff noted that the Village Attorney was reviewing the wording and requirements to prohibit small cell antennas on the decorative lantern light poles. Upon review, it was noted that the State law prevents the Village from specifically prohibiting any utility pole or requiring that a specific utility pole type be used for small cell antennas. The section's wording has been changed to be less restrictive but still indicate that it is not preferred and would require that the character and aesthetic design of the pole remain.

ACTING CHAIRMAN STANTON asked for comments or questions from the Commissioners.

There were none.

ACTING CHAIRMAN STANTON asked for comments or questions from the Public.

There were none.

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER GATTO, to close the Public Hearing for TELECOMMUNICATION SERVICE AND SMALL CELL WIRELESS FACILITIES – TEXT AMENDMENT. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section III.W. (Regulations for Personal Wireless Service Facilities) of the Zoning Ordinance related to regulations for telecommunications service facilities,

including but not limited to: regulations for new freestanding cell towers, co-locations, small cell, and distributed antenna systems as indicated in Staff's draft Text Amendments dated 4/11/2019.

AYES: GRAY, ENGEL, GATTO, ACTING CHAIRMAN STANTON

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.

DRAFT

GOOD OF THE ORDER:

Dan Ritter, Senior Planner noted:

1. North Street construction has started and paver type/pattern selected.
2. Streetscape plan getting reviewed and should bring a cohesive design with the new downtown developments.
3. Proactive Code Enforcement plan has passed to include a foreclosure program.
4. Welcome to new Trustee Mueller.

ACTING CHAIRMAN STANTON welcomed Trustee Mueller and noted looking forward to working with him.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER ENGLE, seconded by PLAN COMMISSIONER GATTO to adjourn the Regular Meeting of the Plan Commission of May 2, 2019 at 7:19 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

June 6, 2019

Petitioner

Ken Zomparelli,
Innovative Decks

Property Location

6926 183rd Street

PIN

28-31-307-007-0000

Zoning

NF, Neighborhood Flex -
Legacy District

Approvals Sought

Site Plan Approval

Innovative Decks – Garage Site Plan (2019)

6926 183rd Street



EXECUTIVE SUMMARY

The Petitioner, Ken Zomparelli on behalf of Innovative Decks, requests Site Plan Approval to permit a second 1,224 square foot detached garage and attached lumber rack to replace an existing residential shed. The garage and lumber rack will be constructed entirely of masonry to avoid commercial sprinkler requirements and to comply with the Legacy Code's material/masonry requirements. There is an existing 1,750 square foot detached garage approved in 2009 that is currently used for storage and constructed with exterior face brick. The proposed second garage will be used for additional storage of material and equipment for the business.

This project complies with all Legacy Code setback and development requirements for commercial accessory structures. The Site Plan for the layout and design of commercial and mixed-use properties require approval from the Plan Commission. A final decision on the Petitioner's Site Plan is made at the Plan Commission if there are no associated zoning requests.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

A replacement garage and a lumber rack extending from the existing garage were started without a permit and currently exist on the property. Inspectors caught this work being completed without a permit and stopped work in April 2019. As currently constructed, these structures do not comply with the Legacy Code's setback and exterior material requirements. The existing structures will be required to be removed by July 5, 2019 and a double permit fee assessed due to working without a permit. Staff notes that the property file for this location indicates a history of construction without permits or approvals. The history of the site is listed below:

- 1994: Ordinance 94-O-017 annexed the property into the Village. A Sign Permit was denied at this time due to the location being within a State right-of-way. The property was connected to Village water soon after annexation but was not connected to sanitary sewer and continues to use a septic system.
- 1998: Ordinance 98-O-091 rezoned the property from R-1 to B-3, granted a Variation from the required front yard setback to allow a gazebo in the front yard that had been constructed without a permit after annexation. A Special Use Permit was granted to permit a residential dwelling/mixed-use property.
- 2009: Village Staff notes that construction started without a permit on a 1,750 square foot detached garage more than double the size of the original garage. Site Plan Approval was received from the Plan Commission for the detached garage which was required to be constructed with 100% first-floor face brick and a sprinkler system as required by the Fire Department.
- 2017: Village Staff notes that the ground sign was significantly altered without a permit. Variation requested and approved for height and setback variations.
- 2019: Village Staff notes that a lean-to structure has been attached to the detached garage and a new shed was in the process of construction without a permit. After meeting with staff, the petitioner submitted a Site Plan application and designed a plan that will comply with the Legacy Code and Fire Department requirements.



Left: Previously existing shed and lumber rack.



Right: Replacement Garage began without permit or Site Plan approval.

ZONING & NEARBY LAND USES

The Petitioner's property is zoned NF (Neighborhood Flex) within the Legacy District. This area is denoted as a gateway into Downtown Tinley Park. The site is bordered by NF to the north (Central Middle School sports field), R-5 PD (Low Density Residential) to the south, and unincorporated properties to the east and west (recommended to be zoned NF upon annexation). Accessory structures on commercial and mixed-use properties are permitted within "parking zones". In the NF Zoning District the Parking zone is the rear yard of the property and not closer than 5 feet to the property line. There are no limits to the number or size of commercial accessory structures in the Legacy Code or Zoning Code.



PROPOSED USE & ARCHITECTURE

The Innovative Decks site has a unique layout due to its original development in the county as a single-family residence and subsequent use as a business. The Petitioner plans to use the proposed garage similar to the previous shed and existing detached garage (approved in 2009) to store materials and equipment for their deck businesses. The lumber rack will store posts and boards for decks that are easier to access than if it was stored inside of the garage. The garage portion of the proposed structure will be 24' x 36' with an attached lumber rack that is 10' x 36'.

The proposed garage and lumber rack is being constructed entirely of masonry to avoid fire sprinkler requirements. The exterior brick will match the existing detached garage in color and texture. Brick is a permitted material in the Legacy District for principal and accessory structures.



Left: Existing detached garage with face brick completed in 2009.



Right: Non-compliant "lean-to" addition on detached garage.

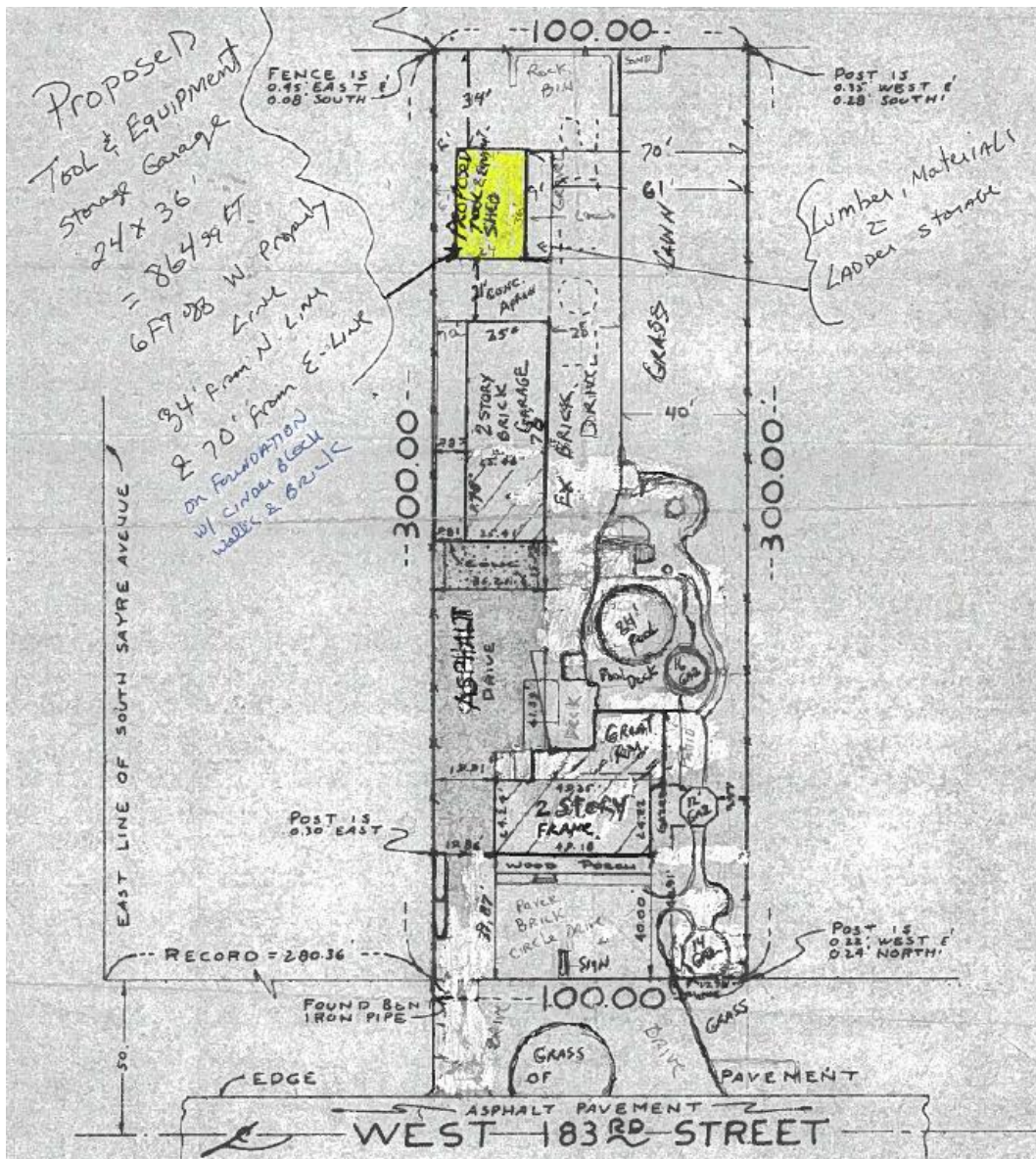
SITE PLAN & LANDSCAPING

The new detached garage will be placed behind the existing detached garage and replace a previously existing shed. The structure currently has a paved driveway leading to it. The structure will not be visible from 183rd Street, but will not be visible from the neighboring properties. The rear of the property is enclosed by a fence (part privacy and part chainlink) and is only accessed by employees of the company and residents of the residential unit. The structure will be located to meet the minimum setback of five feet (5') from any property line and ten feet (10') from the principal structure. There appears adequate space to maneuver equipment and vehicles around the structure. There are limited alternative locations for storage or structures on the property due to the location of the septic system. No changes to parking, site access, lighting, or drainage are proposed.

No landscaping changes are proposed with the site plan. However, there are deficiencies in regards to the private property landscaping and bufferyards required by the Legacy Code. While the rear of the property is not accessed by the general public, it is visible from the neighboring properties which could be developed in the future. While the plan does not propose any additional landscaping, the Plan Commission may choose to require landscape upgrades or fencing as part of their site plan request.

Open Item #1: Review site plan for overall design and layout for a mixed-use property in the Legacy District.

Open Item #2: Discuss options or need for additional site landscaping and/or fencing, including side and rear bufferyards.



SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. Review site plan for overall design and layout for a mixed-use property in the Legacy District.
2. Discuss options or need for additional site landscaping and/or fencing, including side and rear bufferyards.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff find that the conditions listed below are met before making a report to the Plan Commission.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - *The use of the property and accessory structures as a mixed-use building was previously approved through a special use and is now a permitted use in the NF (Neighborhood Flex) Zoning District.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The proposed accessory building will replace an existing shed with few other changes on the site. No known access, parking, lighting, landscaping or drainage problems exist.*
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - *Adequate room to maneuver vehicles on the site exists. Site circulation will not be changed and the rear portion of the property is only accessed by employees.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *While pedestrian facilities are lacking, the majority of the site is only accessed by employees and residents who utilize the paved driveway as a walkway. The front of the property is not served by a public sidewalk.*
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - *The property was annexed into the Village in non-conformance with the Landscape Code. The property remains deficient in its internal private landscaping. The front of the property is landscaped while the rear of the property is not visible from the right-of-way.*
- f. That all outdoor trash storage areas are adequately screened.
 - *All trash and storage areas are at the rear of the property within enclosures and screened from visibility from the front of the public right-of-way.*

MOTION TO CONSIDER

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

“...make a motion to grant the Petitioner, Ken Zomparelli of Innovative Decks, Site Plan Approval to construct a second detached garage with a lumber rack on the mixed-use property at 6926 183rd Street in the NF, Neighborhood Flex Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions ...

1. *All unpermitted accessory structures shall be removed by no later than July 5, 2019.*
2. *The accessory structure shall be entirely constructed with masonry and all exterior brick shall match the existing detached garage in color and texture.*
3. *All equipment and materials shall be stored in approved structures or locations only as indicated on the approved site plan.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Marched Plat of Survey	Petitioner	5-21-19
	Dimensioned Sketch & Truss Sketch	Petitioner	5-21-19
	Pictures of Existing Garage Design/Material and Unpermitted Lean-To Lumber Rack	Petitioner	5-21-19

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: Tool & Equipment Storage Shop/Garage
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☐ Annexation
☐ Rezoning (Map Amendment) From _____ to _____
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☒ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

INNOVATIVE Decks

Project Name: Auxiliary Storage
Project Description: to house tools, equipment & inventory
Project Address: 6926 W. 183RD ST Property Index No. (PIN): _____
Zoning District: _____ Lot Dimensions & Area: 100 x 300
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Ken Zamparelli Company: INNOVATIVE Decks
Street Address: 6926 W. 183RD ST City, State & Zip: Tinley Park, IL 60477
E-Mail Address: kzomp@comcast.net Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____
Relation To Project: _____
Street Address: _____ City, State & Zip: _____
E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): Ken Lomparelli

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: 5-19-19

CERTIFICATE of SURVEY

by

**MARSURCO, INC.
LAND SURVEYORS**

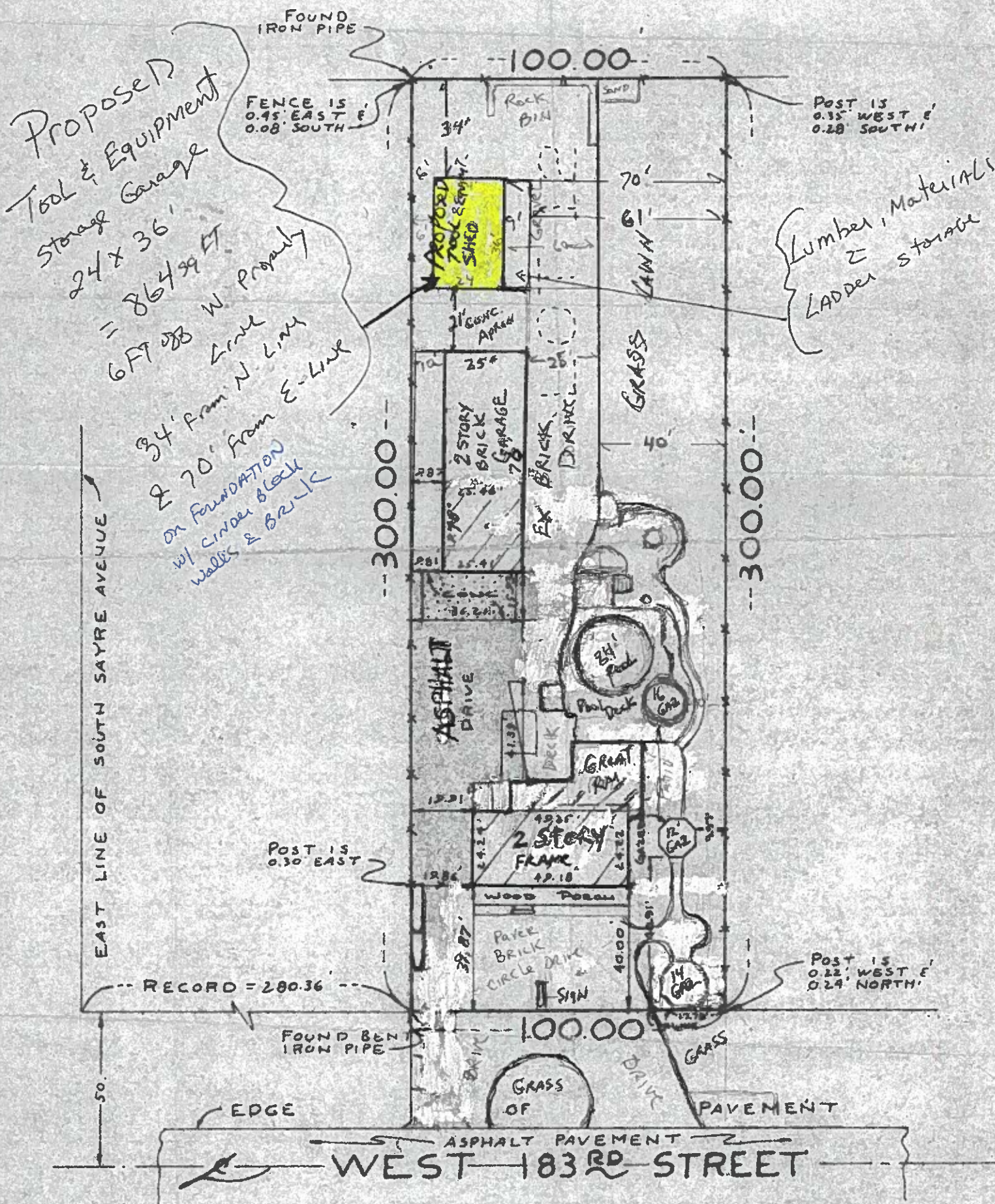
REGISTERED ILLINOIS LAND SURVEYORS

of

Lot 12 in Block 10 in Elmore's Harlem Avenue Estates, being a Subdivision of the West 1/2 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

17718 SOUTH OAK PARK AVENUE
TINLEY PARK, ILLINOIS 60477

PHONES: 429-3177
429-3178



We, MARSURCO INC., LAND SURVEYORS, State of Illinois }
have made a resurvey on February 14, 1992, and the conditions are } ss:
the same as shown on the hereon
drawn plat.

Frank S. Czerwinski

We, MARSURCO, INC. LAND SURVEYORS, do hereby
that we have surveyed for the above described
land and that this plat is a correct representation
survey.

Survey No. 90-1449
Ordered by: James Kirk, Attorney
Scale: 1" = 40'

Compare all dimensions before building and report
any discrepancies at once. Refer to Deed or Title
Policy for building lines and easements.

Given under my hand and seal this 1st day of June, A.D., 1990.

Frank S. Czerwinski
Illinois Land Surveyor No. 17

SPRINKLER ZONES

- 1
- 2
- 3
- 4
- 5
- 6
- 7

PROPOSED
Tear Down
&
Re-Build
EXISTING
SHED
24' x 36'

FOUND
IRON PIPE

FENCE IS
0.45' EAST
0.08' SOUTH

ROCK BIN

SAND
BOX

TEAR

POST IS
0.35' WEST
0.28' SOUTH

EAST LINE OF SOUTH SAYRE AVENUE

300.00

300.00

EX
CONCRETE
APRONS

EX
GARAGE

BRICK PAVED
DRIVE

FRAME
GARAGE

POOL

EX
DECK

ASPHALT
DRIVE

POST IS
0.30' EAST

WOOD PORCH

RECORD = 280.36

FOUND BENT
IRON PIPE

MAILBOX

EDGE

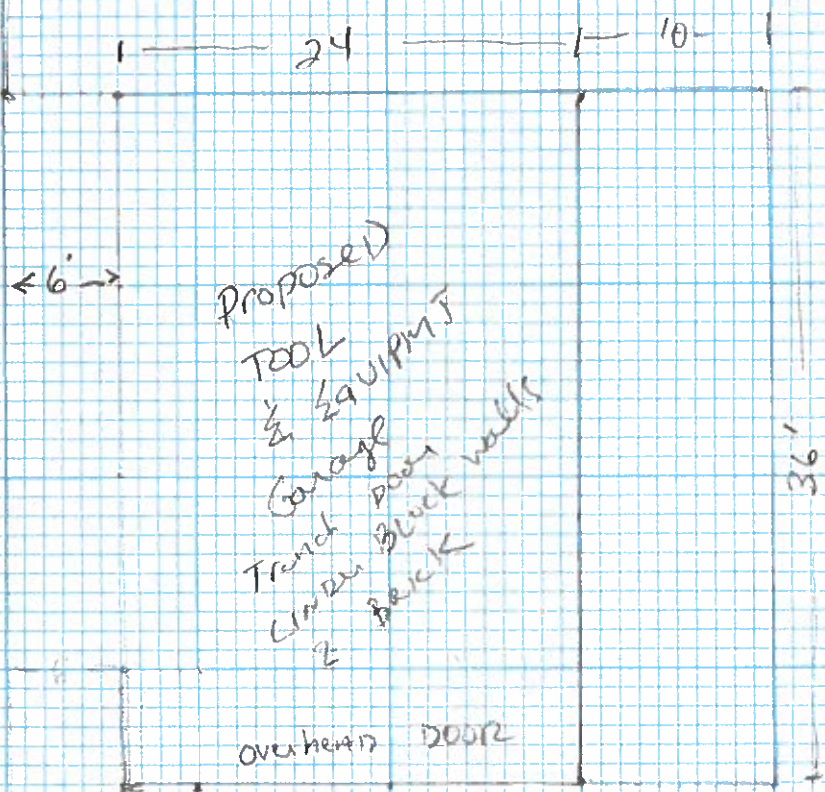
ASPHALT PAVEMENT

WEST 183RD STREET

7'x7'
EXIST
SIGN

We, MARSURCO INC., LAND SURVEYORS, State of Illinois
have made a resurvey on February County of Cook } ss:

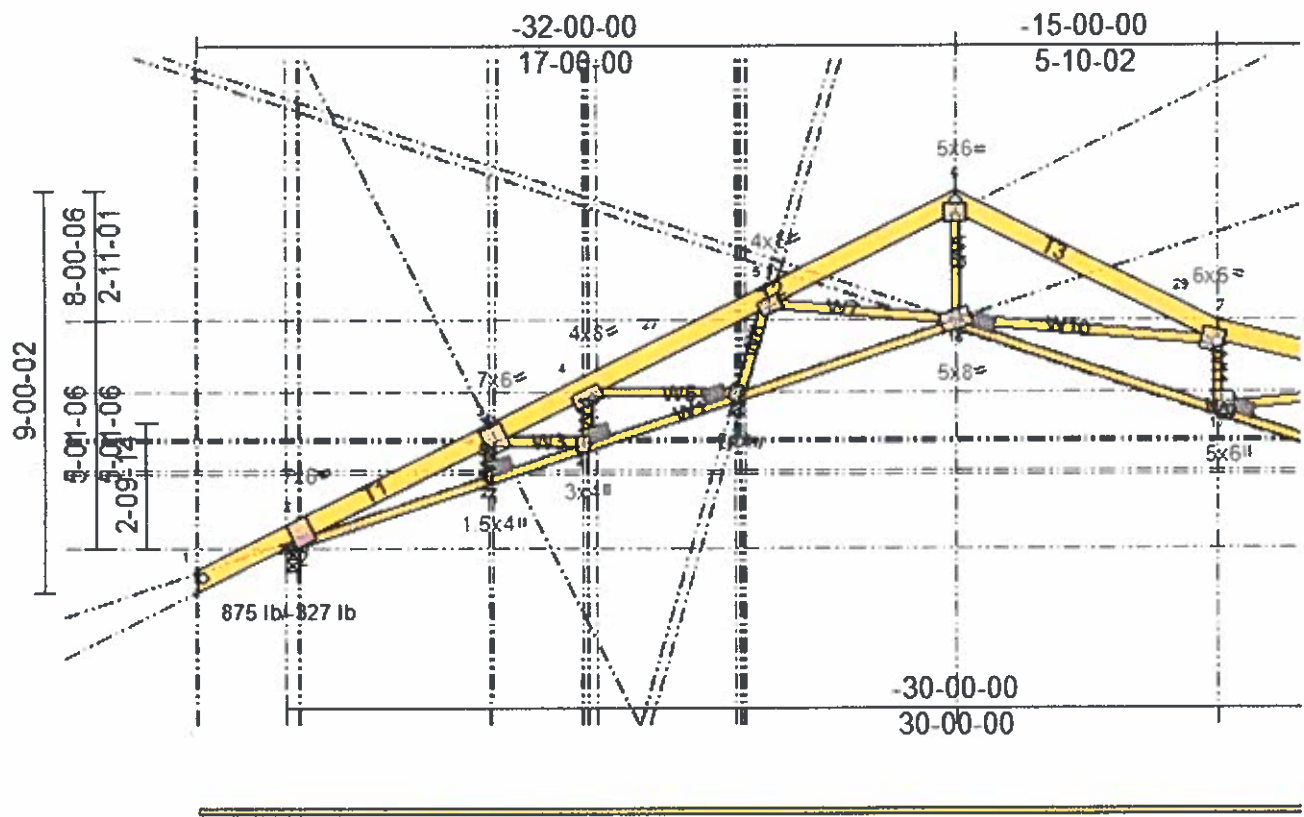
Unit
Pallet
Storage



Proposed
Tool
& Equipment
Garage
Trench door
Under Black walls
2 Brick

Overhead door

From: Chuck Snyder
Sent: Friday, May 10, 2019 7:47 AM
To: kzomp@comcast.net
Subject: Basic Roof Truss Design



Ken,

This is a basic idea of what I was talking about. Let me know what you think.

Thanks,
Chuck Snyder
2651 Eldmain Rd
Piano, IL 60545
(630) 552-2306 – office
(715) 797-4484 – cellular
csnyder@midwestmanufacturing.com

Location

Village-wide

Approval Sought

Text Amendments to
Section V.C.9.E of the
Zoning Ordinance

Project Planner

Kimberly Clarke, AICP
Planning Manager

PLAN COMMISSION STAFF REPORT

June 06, 2019

Workshop

Text Amendments: Lighting Regulations



EXECUTIVE SUMMARY

Consider recommending that the Village Board approve a Text Amendment to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family, commercial and industrial zoning districts.

Staff has proposed a draft Text Amendment to the Performance Standards that regulates glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

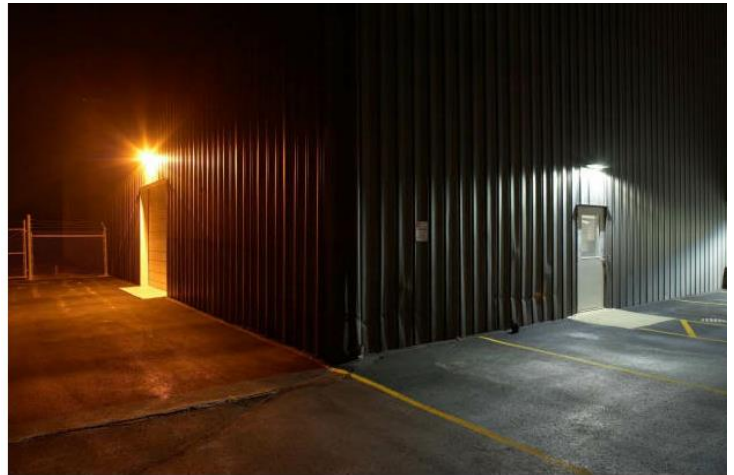
The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

BACKGROUND

Over the past several years, the Village has experienced many of its older commercial and industrial properties redevelop. In addition to redevelopment, code enforcement deals with “nuisance” light complaints on a regular basis. Staff does not have anything within the code to support any requirements for different lighting levels or the incorporation of lighting design elements for new or redeveloped properties. Many communities regulate lighting within their nonresidential corridors because it can have an effect on the overall aesthetics of a corridor and impact the public comfort and general welfare. Therefore, staff would like to begin the discussion on how to regulate lighting and review a draft ordinance. This Ordinance was comprised after examining 30 different communities ordinances and speaking with associates in the lighting industry.

DISCUSSION

Design Factors: The proposed ordinance will regulate the style of fixtures. It will require them to include a full cutoff design (no light spillage to the sides with all light directed in a downward fashion) and discourage wallpack (lights affixed to wall that have excessive glare and spillage issues) and floodlighting. These types of lights are the main culprits for nuisance complaints from residents. The proposed ordinance will also limit the height of light poles in proximity to residential or commercial uses. Staff is recommending limiting light poles to twenty-three (23) feet in a residential district, twenty-five (25) feet in commercial areas, (including automobile dealerships and office/business park areas) and thirty-two (32) feet in any industrial district.



Standards and Requirements: This section establishes a chart for required foot light candles based on the use. There are three (3) categories of uses- high, medium, and low. High uses includes high-intensity business or industrial districts such as large shopping malls and major distribution centers with large amounts of nighttime traffic. Medium uses include commercial and mixed uses and/or manufacturing districts. Low uses include neighborhood business districts, churches, schools and light industrial zoning with modest nighttime uses or lighting requirements. Each category has a pre-curfew and post-curfew average allows for a higher light average during business hours.

Exceptions & Variances: Staff recognizes there are unique uses that require different nighttime visibility, such as playing fields and other outdoor recreational facilities. This section specifically exempts those uses from the general standards. It still requires the lights to be shielded to minimize glare and have a maximum one-half (1/2) foot-candle at adjoining residential property.

Nonconforming Luminaires: With any new ordinance you run the chance of creating nonconforming situations. It is not the intent to burden existing properties but to establish criteria on what they need to repair and when they need to come into conformance with the new code. A property will have to come into compliance if when the floor area of any building or structure, or parking area, or any combination of is increased by ten percent (10) or greater.

Photometric Plan: The purpose of this section is to further define the submittal requirements.

RECOMMENDATION

After a successful workshop, proceed to a Public Hearing with Plan Commission on June 20, 2019.

Exhibit A
CURRENT ZONING CODE

E. Glare:

Any operation or activity permitted within the commercial and industrial districts which produces glare at night shall be conducted so that direct and indirect illumination from the source of light on the lot shall not cause illumination in excess of one-half (1/2) foot candle when measured in a residential district. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.

Illumination levels shall be measured with a photoelectric photometer, having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

Uses in all business and commercial districts shall be governed by the Category B standards. Uses subject to Category A and Category B Performance Standards shall limit the use of light sources and illuminated surfaces within five hundred (500) feet of, and visible in, a residential district to comply with the light intensities indicated below.

Source	Maximum Intensity of Light Sources	
	Category A	Category B
Bare Incandescent Bulbs	15 watts	40 watts
Illuminated Buildings	15-foot candles	30-foot candles
Back-lighted or Luminous Background Signs	150-foot lamberts	250-foot lamberts
Outdoor Illuminated Signs and Poster Panels	25-foot candles	50-foot candles
Any Other Unshielded Sources/Intrinsic Brightness	50 candles per square centimeter	50 candles per square centimeter

Exhibit B
PROPOSED TEXT AMENDMENT

A. Applicability: All public and private outdoor lighting installed in the Village of Tinley Park shall be in conformance with the requirements set forth in this section.

B. Definitions:

Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flat Lenses: A glass or plastic element used in luminaires that is flush or inside the bottom edge of the luminaire.

Foot-Candle (fc): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

Foot-Candle Horizontal Measurement (hfc): The measurement of foot-candles utilizing a direct reading, portable light meter mounted on a horizontal position.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Height Of Luminaire: The maximum height of a luminaire shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.

Light Loss Factor (LLF): A factor applied to lamps which estimates the lumen output of a lamp sometime after installation. (For example, a lamp with an initial lumen rating of 10,000 which has a light loss factor of 0.8 is estimated to put out 8,000 lumens. A lamp with an initial lumen rating of 10,000, which has a light loss factor of 1.0, is estimated to put out 10,000 lumens.)

Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Pre-Curfew: The acceptable light levels during normal business hours.

Post-Curfew: The acceptable light levels during closed business hours.

Sag Lenses: A glass or plastic element used in luminaires that extends below the bottom edge of the luminaires.

Uniformity Ratio: Describes the average level of illumination in relation to the lowest level of illumination for a given area.

C. Luminaire Design Factors:

1. The style of the light and light standard shall be consistent with the architectural style of the principal building.
2. Pathways, sidewalks, and trails shall be lighted with low level fixtures not to exceed eight (8) feet in pole height.

3. All building lighting fixtures for security or aesthetics shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane. Floodlighting and wallpack lighting fixtures are discouraged, and if used, shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane to prevent disability glare for drivers or pedestrians and light trespass beyond the property line.
4. All parking area lighting fixtures shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane.
5. Poles supporting lights shall be no taller than twenty-three (23) feet in a residential district, twenty-five (25) feet in a commercial district, including automobile dealerships, a commercial part of a residential planned unit development, including automobile dealerships, or in office/business park districts, and thirty-two (32) feet in any industrial district.

D. Standards and Requirements:

1. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for all uses, with the exception of automotive dealerships.

IESNA Parking Lot Levels Of Activity	Maintained Horizontal Illuminance Standards (Foot-Candles)	
	Pre-Curfew (Average)	Post-Curfew (Average)
High – Includes high intensity business or industrial districts	5.0	2.0
Medium - Includes business zone districts; commercial mixed use and heavy industrial and/or manufacturing zone districts	2.5	1.5
Low – Includes neighborhood business districts; churches, schools and neighborhood recreational facilities; and light industrial zoning with modest nighttime uses or lighting requirements	1.0	0.5

2. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for automotive dealerships:

<u>Areas Of Activity</u>	<u>Description</u>	Maintained Horizontal Illuminance Standards (Foot-Candles)	
		Pre-Curfew (Average)	Post-Curfew (Average)
Feature display area	The first row of vehicles adjacent to a major/minor arterial, including the area in front of the vehicle up to the property line and behind the vehicle up to the merchandise area	80	25

	and/or the circulation area including drive aisles.		
Merchandise area	All other rows of vehicles on a lot used for general auto sales, including all areas surrounding the vehicle up to the defined circulation area including related drive aisles.	35	5
Circulation area	Includes all portions of the lot dedicated to customer parking, employee parking, site entrance areas and inventory areas including related drive aisles.	5	2
Security lighting, Monday—Sunday	The average amount of light found on site within each of the areas of activity, including the feature display area, merchandise area, and circulation area from 10:00 p.m. until sunrise.	5	N/A

3. In determining the average foot-candle standard, all foot-candle measurements shall be taken at a height of three and one-half (3.5) feet above the ground at ten-foot increments throughout the areas of activity.
4. Sag lenses are prohibited from use on all site lighting luminaries. All new fixtures shall have flat lenses.
5. Light shields used to control light and reduce glare shall be made of nonreflective material.
6. Exterior lighting shall be designed at or below the following average maintained foot-candles at the property line:

Location	Maximum Foot-Candles At Property Line - Horizontal Measurement
Residential to residential	Horizontal fc: 0.10
Nonresidential to nonresidential	Horizontal fc: 2.0
Nonresidential to residential	Horizontal fc: 0.10
Intensity at adjoining right-of-way	Horizontal fc: 2.0

7. The light loss factor (LLF) shall be a minimum of 0.75 to a maximum of 0.8 for metal halide and high pressure sodium fixtures, and a minimum of 0.90 to a maximum of 0.95 for L.E.D. fixtures.

E. Measuring Light Levels:

1. Metering Equipment: Light levels of both direct and indirect light shall be measured in foot-candles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading.
2. Method of Measurement: Foot-candle horizontal measurements shall be taken at a height of three and one-half (3.5) feet above ground.

F. Exceptions and Variances:

1. Because of their unique requirement for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other outdoor recreational facilities shall be exempted from the general standards of this Section. Lighting for outdoor recreational facilities shall be shielded to minimize light and glare from spilling onto adjacent residential properties. The maximum permitted illumination at adjoining residential property lines shall be one-half (1/2) foot-candle. The maximum permitted illumination at adjoining nonresidential property lines shall be two (2) foot-candles.
 2. Luminaires used for public roadway illumination by the City or any other public transportation agency shall be exempt from the requirements of this Section but may be subject to the regulations of federal or State agencies or by intergovernmental agreements.
 3. Decorative seasonal lighting shall be limited to a power rating of less than or equal to seventy-five (75) watts.
 4. Temporary emergency lighting used by police, firefighters, and other emergency services, as well as all vehicular luminaires shall be exempt.
 5. Hazard warning lights that are required by local or federal regulatory agencies shall be exempt.
 6. Transportation facilities shall be exempt.
 7. Public walkways shall be exempt.
 8. When site characteristics are unique and the requirements of this Section cannot be met, the Zoning Administrator has the authority to approve nonconforming lighting designs if the illumination levels and/or uniformity ratios are within twenty percent (20%) of the values set forth in this Section. All other nonconforming designs shall be subject to approval of the Plan Commission City Council through the variance procedure or by annexation agreement or development agreement.
- G. Nonconforming Outdoor Lighting: Outdoor lighting in existence on the effective date of this Section that does not comply with this Section shall be exempt from the standards of this Section and shall be considered legally nonconforming. Such fixtures, luminaires and poles may be repaired and maintained. However, the following restrictions will apply:
1. If greater than 10% of existing luminaires are replaced during a 12-month period, they shall be replaced with new luminaires that comply photometrically to this Section.
 2. If greater than 10% of existing fixtures utilizing sag lenses are replaced during a 12-month period, they shall be replaced with new flat lenses that comply photometrically to this Section.
 3. If at any time after the adoption of this Section, lighting poles which do not comply with the height restrictions shown in this Section are replaced, the replacement pole heights shall comply with the height restrictions set forth.

H. Exterior Lighting Photometric Plan Required:

1. A lighting photometric plan shall be required any time exterior lighting is proposed, or modified, that is associated with a residential use of greater density than a one- or two-family dwelling or with any commercial, office, industrial or other use. The photometric lighting plan shall be submitted with the site plan information as required.
2. The lighting photometric plan shall include a site plan indicating location of light fixtures and intensity of foot-candles on 10' grid throughout the site, including across property lines, proposed luminaire schedule which indicates model numbers, an indication of which lights will be dimmed or turned off during post-curfew mode, light loss factors (LLF) for proposed fixtures and proposed mounting heights, and a summary table containing average foot-candles, minimum foot-candles, maximum foot-candles, uniformity ratio (average/minimum). The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this Section. Once the plan is approved, the exterior lighting of the property shall conform to the plan.

I. Manufacturer Cut Sheets Required:

1. Manufacturer cut sheets for each proposed lighting fixture shall be required in conjunction with the photometric plan, as described above.

PLAN COMMISSION STAFF REPORT

June 06, 2019

Petitioner

Village of Tinley Park

Property

Village Wide

Approvals Sought

Text Amendment

Project Planner

Kimberly Clarke, AICP
Planning Manager

Text Amendment-Masonry Requirements



EXECUTIVE SUMMARY

Staff is currently working with a consultant to update the Tinley Park Comprehensive Building Code. As part of the process certain sections of the code have been identified that are not typically addressed in a building code. One of these is regulating certain building materials for aesthetic purposes. Municipalities have the authority to regulate aesthetics in order to protect the character and maintain the stability of residential, business, and industrial areas within its boundaries. Specifically, communities often adopt regulations requiring certain materials for new construction that require products such as face brick, glass or stone yet can prohibit materials such as cinder block, metal or vinyl. Historically, Tinley Park has required masonry construction on all building types to varying degrees. Residential properties require first floor masonry; non-residential properties require a certain percentage of masonry depending on its size.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff recommends deleting reference to masonry construction from the Building Code and amending it to the Zoning Ordinance to allow for a more streamlined approval and variance process. In addition, there are advantages to modifying the percentage of face brick required for large industrial buildings and adopting minimum design standards to promote attractive cost effective development and aid developers in preparing their plans for review by the Village.

HISTORY OF MASONRY REGULATIONS

The Village adopted Ordinance 2001-O-028 which amended the Tinley Park Comprehensive Building Code to require the exterior wall of all commercial buildings to be constructed of face brick, decorative stone or other approved masonry products. At the time, the Village’s Comprehensive Building Code only required residential structures to meet the masonry or brick material standard. Staff raised concerns that there were no requirements for commercial properties and there was a desire to raise the standard for nonresidential properties. The Comprehensive Building Code was later amended in May of 2007 to expand upon the masonry requirements for nonresidential properties.

Since the 2007 amendment, there have been a few new developments that have requested Variations. The most recent request was the WoodSpring Suites Hotel located in the North Creek Business Center. The Applicant proposed to incorporate stone into the majority of the façade rather than brick due to building material prototypes by the WoodSpring Suites brand. While the proposed hotel consists of a minimum of 60.3% of stone veneer masonry, no brick is proposed. The Plan Commission stated that the proposed building was attractive and did not voice concerns about the use of stone rather than brick.



DISCUSSION

At a minimum, the masonry requirements need to be removed out of the Compressive Building Code and into the Zoning code to allow for improved efficiencies for granting Variations. In regards with the current masonry requirements, staff is reviewing the code to determine if it is still in line with current trends in the construction industry specifically for light industrial and office uses. At a minimum, additional design guidelines will be considered to further guide the aesthetics of light industrial and office complexes. Staff has provided some examples of guide lines being used in Lockport and Orland Park. Below is a chart comparing building material requirements in some neighboring communities.

Community	Exterior Building Material Requirements by Building Type	
	Commercial	Industrial
Tinley Park	<ul style="list-style-type: none">• 1-3,000 SF: 100% face brick• 3,001-40,000 SF: 75% face brick, 25% other masonry• 40,001-80,000 SF: 60% face brick, 40% other masonry• 80,001+ SF: 25% face brick, 75% other masonry	
Mokena	<ul style="list-style-type: none">• 100% masonry and glass	<ul style="list-style-type: none">• 100% of front elevation must be masonry and glass• 75% of all other elevations must be masonry and glass

New Lenox	<ul style="list-style-type: none"> • Architectural precast concrete (exposed aggregate, acid etched, polished, honed, thin brick, stone veneer) • Solid masonry (face brick, stone, exposed aggregate) on front and sides. Rear elevations can be common brick. 	<ul style="list-style-type: none"> • The total surface area of the front elevation shall be constructed of solid finish veneer, masonry or glass.
Orland Park	<ul style="list-style-type: none"> • Design Guidelines, does require brick from ground level to tops of windows 	<ul style="list-style-type: none"> • Design Guidelines, does require brick from ground level to tops of windows
Lockport	<ul style="list-style-type: none"> • Design Guidelines with levels of classes of materials which require % of brick 	<ul style="list-style-type: none"> • Design Guidelines with levels of classes of materials.

Staff is recommending the regulations for masonry construction listed in the Comprehensive Building Code be removed and adopted within the Zoning Ordinance. In addition, Staff is recommending the Plan Commission discuss additional building material requirements for industrial and office uses and guidelines. Staff is recommending the Commission consider limiting masonry requirements for light industrial uses with a size threshold. Staff recommends maintaining the masonry requirement for commercial and office uses with consideration of including a size threshold.

SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

1. Further Discuss potential design guidelines for industrial and office uses.
2. Consider eliminating or reducing brick requirements larger scaled industrial buildings.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the June 20, 2019 Plan Commission meeting.

Lockport, Illinois Code of Ordinances

APPENDIX A: EXTERIOR BUILDING MATERIALS

(A) *Exceptions.* The following are not subject to the exterior material standards as contained herein.

(1) Structures or buildings located within the city's Downtown Master Plan.

(2) Structures or buildings located within the city's Historic District. Such buildings or structures must receive a certificate of appropriateness from the Heritage and Architecture Commission, subject to the requirements of Chapter 150 in the Municipal Code.

(3) Exterior building materials approved for a development prior to August 20, 2008, when such approved materials are in conflict with the requirements contained herein.

(B) *Prohibited materials in all districts.*

(1) Neon tubing used to line the windows, highlight architectural features on buildings or other similar uses is prohibited.

(2) Neon tubing integrated into signage is subject to Chapter 155 of the Municipal Code.

(C) *In all zoning districts.*

(1) The use building materials that have high recycled content in lieu of their non-recycled equivalent (including but not limited to: carpet, floor tiles, wall base, furniture, ceiling tiles, and the like) is encouraged.

(2) Whenever possible, building materials that have been processed and manufactured regionally shall be selected over equivalent products processed and manufactured outside a 500-mile radius of the development site.

(3) Whenever possible, only wood from Forest Stewardship Council (FSC) certified sources should be used.

(4) The use of white EPDM or TPO roofing membrane shall be encouraged on low slope roofs to minimize heat gain and reduce energy costs.

(D) *Residential districts.* The following are minimum exterior building material standards for residential buildings.

(1) *Single-family detached.* Seventy-five percent of all elevations, exclusive of doors, windows and trim, shall be constructed of masonry material or natural cedar siding.

(2) *Residential dwellings, except single-family detached.* Seventy-five percent of all elevations, exclusive of doors, windows and trim, shall be constructed of masonry material.

(3) *Masonry materials defined.* For the purposes of this section, **MASONRY MATERIALS** includes brick, stone, stucco or other similar materials, but does not include concrete or concrete masonry units.

(E) *Commercial.* The following are minimum exterior building material standards for commercial buildings.

(1) *Classes of materials.* Materials shall be divided into the following four classes:

(a) *Class I:* Face brick, stone, glass/aluminum storefront, ceramic/stone tiles, textured and architecturally finished concrete, or prefinished metal panels (in-line retail only). Other comparable materials may approved by the city.

(b) *Class II:* Specialty concrete block such as textured, burnished or rock-faced CMU, imitation brick or stone, or stucco and synthetic stucco. Other comparable materials may approved by the city.

(c) *Class III:* Opaque panels, ornamental metal, or preformed insulated cornice panels. Other comparable materials may approved by the city.

(d) *Class IV:* Smooth concrete masonry units, smooth scored concrete masonry units, glass block, or wood. Other comparable materials may approved by the city.

(2) *Relative uses of classes of materials.* Buildings shall incorporate classes of materials in the following manner.

(a) *Freestanding buildings.*

1. Freestanding buildings must use at least two Class I materials on 60% of each facade; not more than 30% Class II or Class III materials; and not more than 10% Class IV materials.

2. Exposed architectural precast panels shall be limited to not more than 10%.

(b) *In-line retail buildings.*

1. Facades facing the public right-of-way or public parking must use at least two Class I materials on 60% of each facade. The use of Class II and III materials shall not exceed 30% of the facades facing the public right-of-way and public parking. Not more than 10% Class IV materials may be used on a facade.

2. Facades that do not face the public right-of-way or public parking must use a minimum two Class I materials over a minimum 60% of the facade, and a maximum of 40% Class II, Class III or Class IV materials.

(c) *Variations in color.*

1. A distinctively different color of face brick may be considered as a second Class I material.

2. However, minor blended variations in brick color or texture shall not be considered as a separate Class I material.

(F) *Office.*

(1) Office buildings must incorporate at least two of the following materials on all elevations: face brick, architectural steel and aluminum, stone, glass, exposed aggregate panels, textured or architecturally finished concrete, steel or wood. Equivalent or better materials, or any combination of the above, may be used in a well-conceived or creative application.

(2) Common brick, concrete block, split face block, corrugated metal or preengineered metals installed with exposed fasteners are prohibited.

(G) *Industrial/manufacturing.*

(1) Industrial/manufacturing buildings must incorporate at least two of the following materials on all elevations: face brick, architectural steel and aluminum, stone, glass, exposed aggregate panels, textured or architecturally finished concrete, steel or wood. Equivalent or better materials, or any combination of the above, may be used in a well-conceived or creative application.

(2) Common brick and concrete block are prohibited as exterior building materials.

(3) Split face block is only permitted on front and side facades where architectural features (such as columns, horizontal bands, and the like) are incorporated into the facades.

(4) Corrugated metal or pre-engineered metals installed with exposed fasteners are only permitted on front facades if 50% of the front facade is masonry; and are only permitted on side facades where architectural features (such as columns, horizontal bands, and the like) are incorporated into the side facades.

(Ord. 08-812, passed 8-20-08)

APPENDIX B: COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES

Section

I. Introduction

II. Commercial design guidelines

III. Industrial design guidelines

IV. Design covenants

(A) The following are not subject to the design guidelines as contained herein.

(1) Structures or buildings located within the city's Downtown Master Plan.

(2) Structures or buildings located within the city's Historic District. Such buildings or structures must receive a certificate of appropriateness from the Heritage and Architecture Commission, subject to the requirements of Chapter 150 in the Municipal Code.

(3) Design guidelines for developments that were approved previous to August 20, 2008, when the guidelines are in conflict with the requirements contained herein.

(B) Other than the aforementioned items, all developments as a whole, as well as individual buildings and site improvements constructed as part of a development, shall be in conformity with the following guidelines.

I. INTRODUCTION.

Purpose.

The city has seen major growth within the past years and anticipates more varied residential, commercial and industrial developments as land becomes available and demand grows. The city is committed to promoting good design and high standards for future growth through the adoption of these guidelines. The intent of these guidelines is to ensure future developments protect and enhance the quality of life, natural features, property values and character of the community through new development by using good planning, landscaping and architectural design. The city is committed to providing quality places of employment as well as retail shopping opportunities for its citizens. The design of high quality developments is a vital component in the city's continuing success. These guidelines are not intended to restrict opportunity or imagination in design, but are intended to help maintain and enhance the community character of the city.

II. COMMERCIAL DESIGN GUIDELINES.

The city is committed to promoting good design of commercial developments within the city through the adoption of these guidelines. The intent of these guidelines is to ensure quality commercial developments to serve the residents of the city and surrounding communities. The design of high quality commercial and retail space is an essential component of the city's continued success. These guidelines are not intended to restrict opportunity or imagination in design, but are intended to help maintain and enhance the community character of the city. The following guidelines shall be used as minimum standards for future commercial and retail development.



ZERO LOT LINE S CAN BE USED TO BRING
BUILDINGS CLOSE TO THE ROAD

A. Site Design Standards.

In order for commercial and retail developments to thrive, they must be accessible, well-organized, safe and aesthetically pleasing to the eye. Below is a list of requirements that, if closely followed, will make this possible.

1. Site Plan.

i. Entry Features.



BUILDINGS CLOSE TO THE ROAD REDUCE VISUAL
IMPACT OF PARKING

- Commercial sites should provide for distinct landscaping features at entrance locations.
- Cross-access shall be provided between contiguous commercial properties. Where such access is practical, commercial sites shall contain provisions for shared access and interconnected vehicle circulation.

ii. Layout.

- Buildings shall be located on the site to be the dominant visual presence.



ACCESS CORRIDORS FROM PARKING TO SHOPPING PROVIDE OPPORTUNITIES FOR UNIQUELY DESIGNED SPACES

- To the greatest extent possible, buildings should be located between the street and the parking area.
- Build-to lines should be utilized to create a minimum and maximum building setback to bring the buildings closer to the streets.
- If the parking is to be located between the building and the property line, the building should be located to provide for a visual corridor from the main site access to the main entry of the building.

2. Circulation.



PEDESTRIAN ACCESS USING VARIED TEXTURES OF PAVEMENT AND LANDSCAPING

i. Pedestrian Access.

- An access for pedestrian use only shall be provided separate from vehicle access.
- All buildings and outlots within a commercial site should be connected to internal pedestrian walkways.
- This access shall connect with the external public sidewalk. Where no public sidewalk currently exists, site plans shall include the construction of public sidewalks.
- The pedestrian access shall be designed to provide for the shortest distance possible to the main entrance of the building, and to facilitate use of a bicycle parking structure that shall be installed on all retail sites.

- Where pedestrian walkways cross vehicular circulation, textured materials should be utilized, consisting of brick or colored and stamped concrete to delineate crosswalks.



OFFICE BUILDINGS ADJACENT TO STREETS WITH PARKING
LOTS CONCEALED BEHIND WHENEVER POSSIBLE

ii. Parking and Vehicle Circulation.

- Parking areas should be located and designed not to be the dominant visual presence on the site.
- Parking and driveway areas shall be separated from buildings by pedestrian walkways and landscaped areas.
- Parking areas shall provide for continuous vehicle circulation, therefore, “dead-end” parking rows should not be provided.
- All parking areas shall include landscaped areas in the locations and quantities prescribed in the City Code of Ordinances.
- In addition to the requirements of this chapter, all parking areas shall conform to all other applicable requirements within the City Code of Ordinances.



OFFICE SPACE INTEGRATING MATERIALS AND DESIGN
FEATURES TO CREATE ATTRACTIVE ARCHITECTURE

3. Outlots.

- Outlots shall be designed to be accessed from within the larger development around it.
- Pedestrian and vehicle access points from outlots shall connect with those of the larger development around it.

- The general character of the architectural, landscaping, lighting and other site improvements established by the larger development shall be continued and incorporated in the outlot site design.

4. Accessory Areas.

i. Drive-up Facilities.

- The ingress and egress circulation for drive-up facilities shall be separated from other vehicle circulation areas by a curbed median with landscaping.
- The overall site plan shall be designed to accommodate overflow from the drive-up facility without blocking normal traffic circulation.
- Drive-up facilities should not be the dominant feature of a building.
- Care should be taken in the placement of drive-up facilities to minimize the visual, sound and traffic impact on surrounding properties. Drive-up facilities should not be located along frontage of public rights-of-way or adjacent to residential developments.
- Drive up facilities shall be constructed of the same style and material as the primary structure, and should be designed to be a part of the overall architectural design of the structure, to minimize the appearance of the facility as an after the fact addition.



TREATMENTS TO MINIMIZE THE IMPACT OF
LOADING/SERVICE AREAS

ii. Loading Areas.

- When required, loading areas shall be located to be as minimally visible as possible from the public right-of-way and any adjacent residential areas.
- Loading docks shall include a continuous visual screen, constructed of the same materials as the wall of the building it is projecting from, or nearest to. This screen shall be of a size sufficient to screen views from adjacent properties of the largest vehicle anticipated to make delivery on site.
- The loading area access shall be designed to limit conflicts with customer parking areas, and not designed to provide necessary parking area circulation.



PROPER SCREENING OF REFUSE AREA

iii. Refuse Areas.

- Refuse storage areas shall be provided on all retail properties. Location of the proposed refuse area shall be designated on site plans.
- Where a masonry enclosure is required, gates can be constructed of wood or metal, to provide a solid screen, finished to blend with the finish of the masonry enclosure.

iv. Utilities and Accessory Equipment.

- Aboveground utility boxes and accessory equipment shall be located to be minimally visible from all points on- and off-site.
- When such structures are visible, they shall be screened by a wall constructed of the same material as the building, or by dense landscaping, including evergreen vegetation.

v. Outdoor Storage and Display/Sales.

- Outdoor storage and outdoor sales, where permitted, shall comply with all applicable requirements of the city.
- Outside storage or sale of materials shall be located in an area immediately adjacent to the building, in an area minimally visible from public view, and in the case of outdoor sales, designed as an extension of the sales floor of the enclosed building.
- This area shall be fully screened by a solid board-on-board fence, with masonry columns that remain consistent with the main building. Low maintenance or maintenance-free materials are preferred for the screening.
- Materials stored cannot exceed the height of the wall.
- Any roof or covering must be of similar materials and colors to those used predominantly on the building.
- Where temporary outdoor sale of materials is allowed, such as bulk landscape material or Christmas trees, material display shall be limited to the area so designated on the approved site plan. The temporary display area shall not reduce the total parking available by 15%, nor shall it impede the orderly circulation of pedestrians and vehicles.
- Material display on site, other than that described above, shall be prohibited.

vi. Outdoor Dining and Outdoor Seating.

- Any outdoor dining facilities or outdoor seating areas shall be included on the site plan.

- Outdoor dining areas and outdoor seating areas shall be separated from vehicle circulation areas, parking areas or rights-of-way by landscaping and/or fencing.



BIKE AND PEDESTRIAN FACILITIES SHOULD BE PLACED
NEAR ENTRANCES



TOWER FEATURES PROVIDE FOR FOCAL POINTS WITHIN DEVELOPMENTS



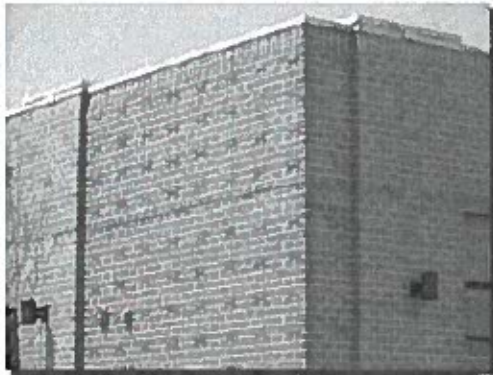
INTRICATELY-DESIGNED FACADE AND ROOF ELEMENTS HELP TO
CREATE ATTRACTIVE RETAIL AND COMMERCIAL SPACES

B. Architectural Standards.

1. Building Facades and Details.

- Four-sided architecture should be utilized, as all building facades shall be designed to continue the character established by the front or primary building facade.

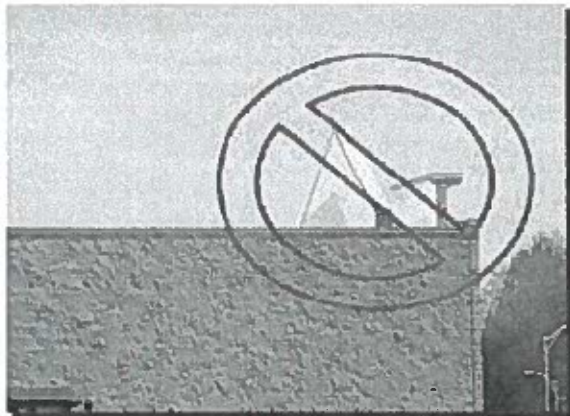
- Architectural plans for all sides of proposed buildings shall be submitted for review.
- The main entrance to the building shall face the public right-of-way. Where parking is provided behind the building, an additional building entrance can be provided for customer convenience.
- To reduce the apparent mass of long or uninterrupted walls, any building facade with a length of 100 feet or more shall include a change in the plane of the facade for every 75 feet.
- The change in the plane of the facade shall be in the form of an offset of a minimum of three feet from the adjacent portions of the buildings, or the inclusion of a canopy or roof element projecting a minimum of five feet from the building.
- Any building facade facing a public right-of-way shall include windows, arcades or awnings along a minimum of 60% of the length of the facade.
- Building facades not facing a public right-of-way shall possess similar architectural treatments to those that do face them.



USE OF DIFFERENT TEXTURES AND MATERIALS CAN HELP BREAK UP THE APPEARANCE OF LARGE WALLS



COLORS, TEXTURES AND MATERIALS HELP BLEND BUILDINGS WITH THEIR SURROUNDINGS



PARAPET WALLS AND OTHER ROOF ELEMENTS SHOULD WRAP AROUND THE BUILDING AND NOT APPEAR AS A VENEER

2. Roof.

- Building rooflines shall be varied to follow the contours of the building facades.
- A minimum change in height of five feet shall be required for any continuous roofline of 100 feet or more for every 75 feet.

- Parapets, gable or hip roofs, or dormers shall be used to conceal flat roofs and any roof top mechanical equipment from public view on all sides of the structure. This equipment should be located as far as possible from adjacent residential properties.



PARAPET WALL CONCEALS ROOF TOP EQUIPMENT

- Pitched roofing is preferred and should be utilized around the edges of the building.
- Architectural roof elements should not solely be used in the most visible areas of a structure. These roof elements should be continued around the entire building.
- Parapet walls concealing a flat roof should continue the architectural style and material of the building and should be continuous and uninterrupted. Metal, wood or other materials that are installed as or appear as an after-the-fact screening to surround mechanical equipment are not acceptable.



DECORATIVE LIGHT FIXTURES

3. Lighting.

- Site lighting shall be designed to provide the minimum levels needed to provide security and a reasonable amount of general visibility of site features.

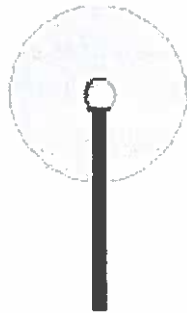
- All light sources shall be of a "white light" variety, except for lighting supplied by natural gas.
- All fixtures shall be designed to house the source of the light completely within its surrounding structure; the source of the light shall not be visible, except for directly under the fixture.
- The fixtures shall be designed to effectively eliminate glare, and sharply cut off lighting levels at the property line.
- Highlighting of significant architectural features, trees and artwork with accent lighting should be considered. Lighting an entire building, or a major portion thereof, is discouraged.
- Building-mounted fixtures, except for lighting limited to building entrances, shall not provide site lighting.
- A photometric plan shall be prepared, indicating sources of all light, and intensity of light throughout the property. Light spillage from adjacent properties or rights-of-way shall be included in the on-site light levels, as shall light emanating from proposed signs. This plan shall also include scaled drawings and manufacturers' specifications of all light fixtures.
- All lighting plans shall comply with the city's site lighting standards.

PREFERRED



FULL CUTOFF LIGHTING REDUCES GLARE AND LIGHT POLLUTION

DISCOURAGED



C. Landscaping.

1. Access Points.



FOUNDATION PLANTINGS SOFTEN THE TRANSITION FROM THE GROUND TO THE BUILDING

- Site access points shall be landscaped to help establish a landscaping theme for the site. Layers of varying height, color and texture of plant materials to give a year-round landscape effect shall be used.
- A progression of low groundcover to annual flowers, to lower shrubs, to taller shrubs and trees should be included.

- Landscape material shall not interfere with safe and orderly vehicle and pedestrian traffic. Turf grass shall be used in areas not occupied by structures, parking or mulched planting areas.

2. Foundation Plantings.

- Foundation planting requirements are contained in the City Code of Ordinances.

3. Site Perimeter.

- In areas where varying land use classifications lay contiguous to one another, appropriate buffering and screening measures shall be taken in the form of berms and dense landscaping.
- In areas of the site perimeter where a setback is required for any structure or impervious area, or not otherwise identified herein as requiring landscaping, landscaping shall be required to provide an effective transition to adjacent properties. The landscaping may contain a combination of mulched landscape planting areas and turf grass.
- Along the perimeter of a site, where the front of a commercial building is not built next to an adjacent street, berms should be placed along the perimeter of the site, in an undulating fashion, with plant material of varying height, color and texture placed on top of, and where practical, along side the berms. Where the berms taper to grade level, denser evergreen plantings shall be introduced.



DETENTION PONDS SHOULD UTILIZE NATURAL
PLANTINGS AND CURVING BANKS

4. Parking.

- Parking areas shall to be screened from view from the street and from adjacent properties by use of landscaped berms and other landscaped areas within the required setbacks.
- The combination of screening materials shall provide year-round screening. Where vehicle or pedestrian site access is provided, the berms shall taper to grade.
- In addition, parking areas shall include landscaping to enhance their attractiveness within the site. Within required landscaped islands, overstory trees, shrubs, annual flowers, or ground cover shall be used. Use of turf grass in these areas is strongly discouraged.



DETENTION PONDS SHOULD UTILIZE NATURAL
PLANTINGS AND CURVING BANKS

5. Detention Areas.

- Detention areas should be incorporated design features within a development. Ponds may be a focal feature at entrances, alongside an interior road, or on key vista lines within the development.
- Detention areas should be designed to look natural and incorporate other site design features such as benches and overlook areas. These areas should avoid long straight boundaries and should incorporate natural curving elements.
- Landscaping of the detention areas should enhance the natural design. Clustering of trees and plantings shall be placed around the detention area for bank stabilization and aesthetic value.
- Best management practices are encouraged to be used when planning detention areas, to provide for increased water quality and natural plantings.



LANDSCAPING PEDESTRIAN AREAS SEPARATES
THEM FROM VEHICULAR USES

6. Pedestrian Areas.

- Where pedestrian circulation is required, and does not intersect with vehicle circulation, the edges should be landscaped with appropriately scaled trees, shrubs, annual flowers, and ground cover.

7. Irrigation.

[Print](#)

Lockport, Illinois Code of Ordinances

III. INDUSTRIAL DESIGN GUIDELINES.

The city has large areas of industrial land available to be developed, and has set these guidelines to identify the desired level of quality for industrial/employment development and architecture design. The use of good site planning, landscaping and architectural design will attract businesses that share the desire to conduct business in a community with high standards. Properly planned industrial development will fit in with surrounding land uses and create a strong economic and employment base for the city. The following guidelines shall be used as minimum standards for future industrial development.



ENTRANCE AS ARCHITECTURAL FOCAL POINT

A. Site Design Standards.**1. Orientation/Placement.**

- Buildings should be oriented so that the office spaces with higher levels of architectural detail are facing the public right-of-way.
- All service and mechanical areas shall be designed into the architectural features of the building and be shielded from view of public rights-of-way and adjoining properties.
- Service and secondary entrances shall be screened or have minimal impact on the building. Entrances can be incorporated within building plane changes. Loading bay doors should be located on the inside of the building to maintain a clean exterior.
- Whenever possible, the loading facilities should be screened from view by neighboring properties and public rights-of-way.
- Separate office/visitor areas from truck delivery and equipment areas.

- On corner sites, consideration should be given to placing the office space close to the intersection to provide for architectural interest. Parking lot placement should be minimized adjacent to intersections.

- Any outdoor storage areas shall be located at the rear of the site, and shall not be located adjacent to residential areas. If outdoor storage is unavoidable adjacent to a public right-of-way, at no point should the storage of materials exceed the height of the screening required.

2. Circulation.

i. Parking and Vehicle Circulation.

- Encourage separation of truck and equipment traffic from visitor and employee traffic.
- Utilize shared/cross-access to coordinate circulation and parking areas with adjoining sites.
- Accessible parking spaces should be convenient to building entries.



PEDESTRIAN AREAS SHOULD BE APPROPRIATELY
SEPARATED FROM VEHICULAR TRAFFIC

ii. Pedestrian.

- Pedestrian connections shall be made to public open spaces through connections to local and regional trails.
- In multi-building projects, the site layout should provide for functional employee spaces, including shade structures and amenities between or in front of buildings.
- Provide for a continuation of pedestrian access when developments are located adjacent to existing or planned open space.
- All sidewalks and pedestrian access shall be concrete or brick pavers.



PLANE CHANGES HELP REDUCE THE SCALE OF LARGE BUILDINGS

B. Architectural Standards.

1. Building Style and Massing.

- The scale of the building is derived from the physical size, massing, and also from the apparent scale as determined by the visual appearance of the building. Architectural and site features should be used to create the appropriately scaled buildings for the site.
- The office and main entrance should be located together, and shall be well defined as an office space that has distinct architectural details but is still architecturally tied to the rest of the structure.
- The corners shall have tower elements or architectural features resembling office spaces, to break up the box appearance of industrial buildings.
- Long unbroken building facades shall be avoided. Major vertical divisions that project out from the building shall be spaced no further than every 250 feet. Minor vertical divisions should be spaced as needed between major projections, to create a shade and relief break in the building facade.



LONG WALLS BROKEN UP WITH VERTICAL AND HORIZONTAL ELEMENTS

- The buildings shall have three distinctive components consisting of a base, middle and top. Each component should be defined by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be

permitted only where a specific architectural style offers other types of building form and facade articulation, as determined by the planning staff.

2. Materials.

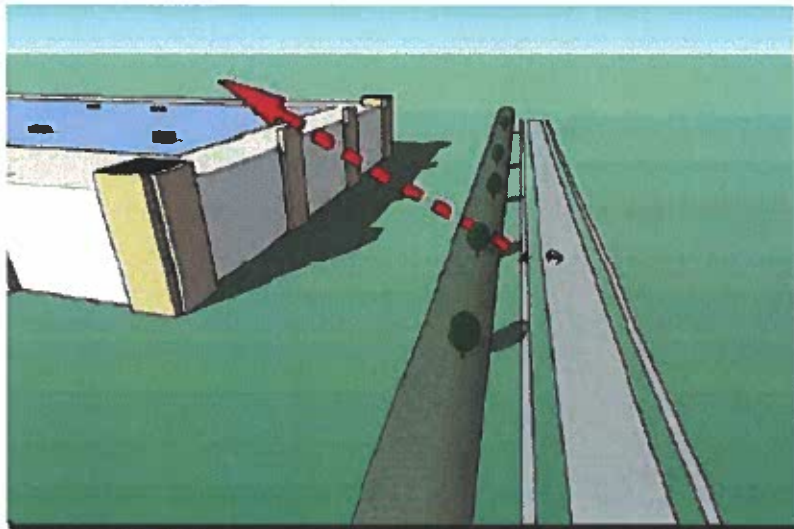


CORNER ARCHITECTURAL ENHANCEMENT

- The buildings should be constructed of low maintenance materials to reduce the appearance of wear.
- Materials should be carefully selected in places of excessive wear, and be shielded from contact with machinery and other objects.
- The building colors shall consist of light, neutral colors for the main body of the facade to reduce the perceived size of the building. Darker colors that will contrast the main body shall be used in accent or trim areas to break up large surfaces of a building.
- Avoid large amounts of glass and mirrored glass on the building and office space: over 25% of a building facade for industrial use, and 40% for office use should be avoided.
- Using different materials, such as masonry, concrete and metal, can be used to create texture for the building.

3. Roof.

- The roof-top equipment shall be integrated in with the design, to be shielded from view from street level. This equipment should be located as far as possible from adjacent residential properties.
- Pitched roofing is preferred and should be utilized around the edges of the building of smaller industrial buildings of less than 10,000 square feet.
- Architectural roof elements should not solely be used in the most visible areas of a structure. These roof elements should be continued around the entire building.



ROOFTOP UTILITIES SET BACK TO REDUCE VISIBILITY SURROUNDING SITE LINES

- Parapet walls concealing a flat roof should continue the architectural style and material of the building, and should be continuous and uninterrupted. Metal, wood or other materials that are installed as or appear as an after-the-fact screening to surround mechanical equipment are not acceptable.
- Where the scale of a building prohibits the design of a parapet wall, a rooftop utility setback line on the building should be designated, based on the site distance of adjacent uses and rights-of-way.

4. Lighting.

- Site lighting shall be designed to provide the minimum levels needed to provide security and a reasonable amount of general visibility of site features.
- All fixtures shall be designed to house the source of the light completely within its surrounding structure; the source of the light shall not be visible, except for directly under the fixture.
- The fixtures shall be designed to effectively eliminate glare, and sharply cut off lighting levels at the property line.
- Building-mounted fixtures, except for lighting limited to building entrances, shall not provide site lighting.
- A photometric plan shall be prepared, indicating sources of all light, and intensity of light throughout the property. Light spillage from adjacent properties or rights-of-way shall be included in the on-site light levels, as shall light emanating from proposed signs. This plan shall also include scaled drawings and manufacturers' specifications of all light fixtures.
- Accent lighting of architectural features, trees and public art shall be focused on small areas. Lighting of entire buildings, or major portions thereof, shall be discouraged.
- All lighting plans shall comply with the city's site lighting standards.

C. Landscaping.**1. Site Landscaping.**

SITE ENTRANCES SHOULD UTILIZE PLANTINGS AND NATURAL FEATURES TO BUFFER ADJACENT ROADWAYS AND USES

- Site access points shall be landscaped to help establish a landscaping theme for the site. Layers of varying height, color and texture of plant materials to give a year-round landscape effect shall be used.
- A progression of low groundcover to annual flowers, to lower shrubs, to taller shrubs and trees should be included.
- Landscape material shall not interfere with safe and orderly vehicle and pedestrian traffic. Turf grass shall be used in areas not occupied by structures, parking, or mulched planting areas.



BUILDINGS SHOULD BE DESIGNED AND LANDSCAPED TO BE COMPATIBLE WITH THE SURROUNDING USES

- All areas not covered by structures, driveways, parking and utilities shall be landscaped.

- Landscaped green spaces should be designed within parking areas to break up large expanses of pavement.

2. Detention Areas.

- Detention areas should be incorporated design features within a development. Ponds may be a focal feature at an industrial park entrance or alongside an interior road.

- Detention areas should be designed to look natural and incorporate other site design features such as benches and overlook areas. These areas should avoid long straight boundaries and should incorporate natural curving elements.

- Landscaping of the detention areas should enhance the natural design. Clustering of trees and plantings shall be placed around the detention area for bank stabilization and aesthetic value.

- Best management practices are encouraged to be used when planning detention areas, to provide for increased water quality and natural plantings.

3. Outdoor Storage.

- All outdoor storage, whether a principal or accessory use of the property, shall be screened from public view by placing a solid, sight-proof fence or wall, not less than six feet in height, around the storage area.

- All fences or walls shall be located outside of perimeter/buffer landscaping areas.

- Fencing should consist of a low maintenance material such as vinyl where appropriate.

4. Buffering.

- Where appropriate to buffer adjacent uses, such as residential and public rights-of-way, large berms, dense landscaping and increased buffer widths shall be incorporated. Intense uses adjacent to collector or arterial rights-of-way or residential may require buffers of 50 to 75 feet with significant plantings.

- Buffering shall be appropriately scaled for the intensity of the proposed use and those of adjacent uses, and should provide for year-round screening.

IV. DESIGN COVENANTS.

DESIGN COVENANTS are items from the design guideline that shall be included in annexation, development and PUD agreements. These items shall be a representation of the amenities, site design, landscaping, architecture and other features that a development is proposing to be included within an agreement.

A. Proposed Architecture.

- Architectural guidelines shall be submitted, stating the design features and amenities to be present within proposed developments. Architectural elevations shall be reviewed by the city staff for compliance with these guidelines.
- Commercial elevations shall be submitted and reviewed at the time of the preliminary plat. A detailed list of minimum architectural guidelines to be established for the development shall be supplied and approved by the city, if no elevations are available.
- An architectural review committee shall be established to review all requests for improvements and modifications dealing with aesthetic quality, including (but not limited to) analyses of architectural design, landscaping, fencing, outdoor storage, parking, signs, additions, and other similar items within its review.

B. Designated Site Amenities.

- All developments shall be required to create an association for maintenance of common areas, and enforcement of covenants and restrictions within each land use. If multiple uses are present within a development, a master association shall also be created.
- Provisions within the covenants shall provide for the maintenance of all common areas, including but not limited to, common landscaping, entrance features, islands, landscape easements, ponds, and open space, as well as all exterior maintenance on multi-tenant commercial and industrial buildings.
- Open space areas, landscaping, entrance monuments, islands, detention areas, wetlands and natural planting maintenance and ownership shall be the responsibility of the association.
- All fencing along external rights-of-way or property boundaries shall be of a consistent and uniform style, size and color along all lots. A fence specification shall be required, stating the material, height, board size and spacing dimensions, post styles, and color/finish.

C. Provision of Required Exhibits.

- Preliminary landscape plans shall be provided, with preliminary plans showing proposed parkway, buffering and open space plantings, signs/monuments, typical lot plantings, and other site amenities.
- Standards for upgraded architectural features for these lots shall also be submitted.
- Provisions such as a special service area shall be created, to ensure the association's continued maintenance of detention ponds/stormwater management areas, open space, landscaping/buffering, as well as other associated facilities.

(Ord. 08-812, passed 8-20-08)

Orland Park, IL Land Development Code

SECTION 6-308. DESIGN STANDARDS.

A. **Purposes.** The following are the purposes of the architectural design standards set forth in this Section:

1. To create an architectural identity and to avoid monotonous similarity or inappropriateness in exterior design and appearance of property;
2. To promote the orderly and harmonious growth of the Village, and to protect and enhance land values, investments, and the general welfare of the citizens of the Village;
3. To protect and to stabilize the general appearance of buildings, structures, landscaping, and open space areas throughout the Village;
4. To insure adequate light, air and privacy for property throughout the Village;
5. To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the Village; and
6. To aid prospective contractors, architects, designers and developers in preparing their project plans for review by the Village.

B. **Applicability.** The design standards shall apply to single family residential developments of seven (7) units or more and to all other types of developments, including privately and publicly owned properties, except for those developments located in the Old Orland Historic (OOH) District.

C. **Administration.**

1. An applicant for development approval shall submit a site plan, exterior elevations, and such other data deemed necessary by the Department of Development Services to evaluate a proposed architectural design, along with an application for development approval, as required by Sections 5-101 (General Procedures) and 5-106 (Appearance/Site Plan Review). (Amd. Ord. 5167 – 2/20/17)
2. Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.
3. The Department of Development Services shall develop graphic illustrations of the standards set forth in this Section. The Department shall also ensure that development within the district complies with the guidelines established in the Old Orland Historic District Guidelines, as amended from time to time, copies of which shall be kept on file in the Department's offices. (Amd. Ord. 5167 – 2/20/17)
4. The review of architecture and site plans provided for in this Section is intended to be only a part of the whole review procedure laid out in these regulations. Approval of architectural design does not in any way signify final approval of any portion of any project.

D. **Pre-Application Conference.** An applicant for architectural design approval may request in writing that the Department of Development Services hold an informal pre-application conference to review the preliminary architectural design of a proposed development. This pre-application conference may be conducted concurrently with the pre-application conference provided for in Section 5-101(A) and shall be conducted pursuant to the same terms and conditions set forth in that Section. (Amd. Ord. 5167 – 2/20/17)

E. **Review.** The Development Services Department shall review the complete application for appearance review in conjunction with site plan review provided for in Section 5-106. Recommendations of the Department shall be based upon the criteria set forth in Subsections F through O, below. (Amd. Ord. 5167 – 2/20/17)

F. **Building and Structure Design.**

1. Buildings and structures shall be consistent with the established neighborhood character and with any adjacent residential property.

2. Building materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those which are architecturally harmonious, for all building walls and other exterior building components that are wholly or partially visible from public ways.

3. Building materials shall be of durable quality. Inappropriate materials or building methods, and those which will produce inconsistency with the structure and architecture of the building, shall be avoided.

4. Brick or other masonry materials shall be used for all sides of all nonresidential development and shall be installed per Village Building Code specifications. At a minimum:

a. For single story structures, brick shall extend from ground level to tops of windows, with minor accents allowed in place of brick subject to meeting building codes.

b. For two or three-story structures, brick shall extend from ground level to tops of each floor, with minor accents allowed in place of brick subject to meeting building codes.

c. For structures more than 3-stories in height, brick shall extend from ground level to tops of each floor, with minor accents allowed in place of brick subject to meeting building codes, except that an exterior wall finish/veneer or other exterior permitted materials may be used for its top (uppermost) story only. (Amd. Ord. 5126 - 9/19/16)

No mansard roofs shall be permitted. Brick shall not be painted, except if approved under an Appearance Review. If an Appearance Review denial is appealed to Plan Commission, resulting in permission to paint a masonry surface, paint and painting procedure specifications shall be submitted to the Development Services Department for review and approval prior to initiation of any masonry paint-related work. (Ord. 2462 - 10/18/93; Amd. Ord. 3354 - 4/17/00; Amd. Ord 3672 - 8/5/02; Amd. Ord. 5061 - 1/18/16)

5. All residential dwelling units shall contain face brick or stone on not less than fifty (50) percent of exterior walls and shall contain face brick or stone on ninety (90) percent of each first floor elevation or ground levels of such units. All materials for the remaining ground level wall surfaces shall be approved by the Building Director. All materials used shall be compatible as a group and with the surrounding structures. (Ord. 2570 - 5/2/94; Amd. Ord. 3281 - 8/16/99)

a. **Exceptions.** Existing residential developments constructed where original buildings were of non-masonry exterior finishes may permit the use of other code approved materials under the following conditions:

1. Where the building's total floor area is not being increased by more than fifty (50) percent of the existing building's floor area;

2. Where the building's fifty (50) percent floor area allowance is regarded as the total combined floor areas of all additions made to the residence within a forty- eight (48) month consecutive time period;

3. Where the exterior finish materials meets the design criteria standards referenced in the Land Development Code (Section 6-308) and the Village's Building Code (5-1-3 item #105 for amended Minimum Thickness of Weather Coverings).

(Amd. Ord. 5061 – 1/18/16)

6. Building materials should be selected with special attention to energy conservation. Materials and colors that reduce the consumption of gas and electricity should be used wherever possible.

7. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationship to one another.

8. While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of structures in the area. Excessively bright or brilliant colors should be used only for accent. Materials and colors should withstand the weather well over a twenty-five (25) year period. (Amd. Ord. 5167 – 2/20/17)

9. Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display a sensitivity to the best aspects of the character, quality and scale of those structures already existing in the area of a proposed project.

10. Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture. In residential districts no two (2) detached single family dwellings of substantially similar or identical front elevation or facade shall be constructed or located on adjacent lots. Said changes may be major or minor changes.

a. Major changes. One major change and color change shall constitute a substantial change:

1. Roof treatment - hip, gable, 25% or greater change in slope.

2. Location of garage entry - side and front.

3. Type of brick treatment - extended porticos, etc.

4. Material treatment - full brick vs. half-and-half.

5. Overall facade - mediterranean vs. colonial, for example.

6. Brick arches

7. Brick bay projections

8. Balconies

b. Minor changes. Three (3) minor changes constitute a substantial change:

1. Vertical or horizontal siding

2. Colors of materials

3. Door treatment - garage and entry

4. Window styles - casements, bows and double hung

5. Shutter treatment

6. Ornamental treatment - lighting fixture location, or posts and fascia.

7. Reversing plan

8. Garage door design

9. Brick wing arms

11. On commercial buildings, facades greater than 100 feet in length must incorporate recesses and projections along at least twenty (20) percent of the length of the facade. Windows, awnings, and arcades must total at least sixty (60) percent of the facade length abutting a public street.

12. Color, texture, and material module elements should be repeated horizontally and/or vertically on commercial buildings.

13. Each commercial building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters. (Ord.2959-11/18/96)

14. Commercial and industrial buildings shall vary architectural design elements in rooflines and include brick/masonry up to the tops of the windows. (Ord. 3837 - 12/1/03)

G. Relationship of Buildings to Site.

1. The height and scale of each building shall be compatible with its site and adjoining buildings and neighboring development. In residential districts (E-1, R-1, R-2, R-3, R-4 and RSB), the height shall not vary by more than fourteen (14) feet from adjacent structures.

2. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, pedestrian movement and parking areas.

H. Relationship of Building and Site to Adjoining Area.

1. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, site breaks and materials.

2. Attractive landscape transition to adjoining properties shall be provided.

3. Harmony in texture, lines and masses shall be required.

4. Buildings shall have similar scale to those in the surrounding area.

I. **Utility Services.** Newly installed utility services, and service revisions that are necessitated by exterior alterations, shall be located underground.

J. **Screening.**

1. Screening of service yards, utility meters and hardware, overhead doors, mechanical equipment, refuse areas, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or combinations of all of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls are required along street frontages and bordering residential areas that parapet walls must be at least 3 feet in height and constructed of matching building materials to the principal structure. (Ord. 2959 - 11/18/96; Amd. Ord. 3837 - 12/1/03)

a. Adjusting the architectural or landscape profile to screen those elements from view;

b. Placing those elements on service courts or other locations not usable by the general public; or

c. Integrating those elements into the architecture or landscaping of the site.

2. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:

a. The degree of visibility from all adjacent public ways;

b. The architectural compatibility of the design and color of the yards, meters and equipment of the building;

c. Possible visibility from future buildings and public ways; and

d. Internal overall appearance in relation to the site.

K. **Parking Areas.** Parking areas shall comply with the provisions of Sections 6-305 (Landscape and Tree Preservation) and 6-306 (Off-Street Parking and Loading Requirements) of these regulations and shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways. All non-residential parking areas shall include concrete curbing along pavement edges. (Ord. 2959 11/18/96; Amd. Ord. 5061 - 1/18/16)

L. **Lighting.** Outdoor lighting, where provided, should enhance the building design and the adjoining landscape. Lighting standards, fixtures and all exposed accessories shall comply with the provisions of Section 6-407 (Lighting) and 6-301(B) (Bulk Regulations) of these

regulations, and shall be of a design and size that are harmonious with the design of the building and adjacent areas. If external spot or flood lighting is used, the light source should be shielded and restrained in design. Excessive brightness, flashing lights, and brilliant colors shall not be permitted.

M. **Miscellaneous Structures.** Miscellaneous structures located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, plants, traffic signs and signals, benches, guardrails, rockeries, retaining walls,

mailboxes, awnings, tensile canopies and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive. (Amd. Ord. 5167 – 2/20/17)

N. Landscape and Site Treatment.

1. Landscape treatment shall be provided in a manner so as to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only. All landscaping design shall comply with Section 6-305 (Landscape and Tree Preservation) of these regulations. (Amd. Ord. 5061 - 1/18/16)

2. Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted only where it contributes to good appearance.

3. Grades of walk, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and if seating is provided, for sitting.

4. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.

5. Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous to the area and plants that will be hardy, harmonious to the design, and of good appearance shall be used.

6. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices, wherever possible. Where building sites limit planting, the placement of approved trees or shrubs in parkways or paved areas shall be encouraged.

7. In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, rocks, and gravel shall be used.

8. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groups. Shrubs shall be used only where they will not obscure vision and will not require excessive maintenance.

9. In locations other than parking areas, shrubbery shall be used with restraint.

O. Signs.

1. Signs shall be designed to comply with Section 6-307 (Signs) of these regulations. Materials used in signs shall have good architectural character and shall be harmonious with both building design and the surrounding landscape.

2. Signs shall have good scale in their design and in their visual relationship to buildings and surroundings.

3. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.

4. Lighting shall be harmonious with the design. If external spot or floor light is used, it shall be arranged so that the light source is shielded from view.

5. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.

6. Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.

7. Identification signs of a prototype design shall conform to the criteria for wall and ground signs.