

NOTICE OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
July 15, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person who is not fully vaccinated wear a face-covering to cover their nose and mouth.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on July 15, 2021. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person who is not fully vaccinated wear a face-covering to cover their nose and mouth.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

July 15, 2021 – 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 June 17, 2021 Regular Meeting

ITEM #1 WORKSHOP/PUBLIC HEARING – LUDKE, 6303 175TH STREET - FINAL PLAT OF SUBDIVISION AND VARIATIONS

Consider recommending the Village Board grant Randy Ludke (property owner) a Variation from Section V.B.Schedule II (Lot Bulk Regulations) to be smaller than the minimum permitted at 6303 175th Street in the R-2 (Single-Family) zoning district. The Variation will allow the subdivision of the property into two lots. Variations for existing principal structure setbacks and a Final Plat of Subdivision will be considered for recommendations as well.

ITEM #2 WORKSHOP – ALLURE WELLNESS CENTER, 7151 183RD STREET – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE AND SITE PLAN/ARCHITECTUAL APPROVAL

Consider recommending the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Special Use for a Dwelling located above a principal commercial use and Site Plan/Architectural Approval at 7151 183rd Street in the B-3 PUD (General Business & Commercial, Holiday Inn/Convention Center PUD) zoning district.

ITEM #3 WORKSHOP – TEXT AMENDMENT – ADULT-USE RECREATIONAL CANNABIS DISPENSERY LOCATION CHANGES

Consider a proposed text amendment to certain sections of the Tinley Park Zoning Ordinance for Adult-Use Cannabis Dispensing Organizations to be additionally permit in the B-1, ORI, M-1, MU-1, and Rich Township Entertainment Districts. Also to eliminate requirements requiring their location in a standalone building and along designated commercial corridors (159th St, Harlem Ave, and LaGrange Rd).

ITEM #4 WORKSHOP – TEXT AMENDMENT – SIGN REGULATIONS CHANGES

Consider a proposed text amendment to Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance. Porposed changes would allow a second sign accessory to an approved drive-thru lane. Additionaly some clarifications and minor adjustments are proposed for simpler regulation and enforcement of the code.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

June 17, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 17, 2021.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for June 17, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. She noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairperson Garrett Gray
Eduardo Mani
James Gaskill
Steven Vick
Frank Loscuito

Absent Plan Commissioners:

Angela Gatto
Kehla West

Village Officials and Staff:

Dan Ritter, Senior Planner
Lori Kosmatka, Associate Planner

Petitioners:

Eugene Grzynkowicz, representing Pete's Market
Fred Phaete, Cage Civil Engineering (participated electronically)

Members of the Public:

Lynn & Jim Romanenghi
Richard Howes
Julianna Mascio

COMMUNICATIONS – DAN RITTER announced that Commissioner Aitchison would no longer be serving with the Plan Commission due to some conflicts. He thanked her for her service to Tinley Park. CHAIRMAN GRAY echoed his thanks.

APPROVAL OF MINUTES - Minutes of the May 27, 2021 Special Meeting and June 3, 2021 Regular Meeting of the Plan Commission were presented for approval.

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to approve the May 27, 2021 minutes as presented.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER LOSCUITO to approve the June 3, 2021 minutes as presented.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 17, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – PETE’S FRESH MARKET, 16300 HARLEM AVENUE – SITE PLAN/ARCHITECTURAL APPROVAL, SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH EXCEPTIONS; PLAT OF SUBDIVISION, PLAT OF VACATION APPROVAL

Consider recommending the Village Board grant Petros Drimonas, on behalf of 163rd and Harlem LLC, a Special Use Permit for a substantial deviation from the Park Place Planned Unit Development and Plat of Subdivision/Plat of Vacation for their 24.2 acre property located at 16300 Harlem Avenue (former Super K-Mart property). The proposed development is Phase 2 of a three phase project. Phase 2 includes the construction of an ~88,608 Sq. Ft. Pete’s Fresh Market (PFM) store; ~51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a ~12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition. This review will include Site and Architectural plan review.

Present Plan Commissioners: Chairperson Garrett Gray
Eduardo Mani
James Gaskill
Steven Vick
Frank Loscuito

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner
Lori Kosmatka, Associate Planner

Petitioners: Eugene Grzynkowicz, representing Pete’s Market
Fred Phaete, Cage Civil Engineering (participated electronically)

Members of the Public: Lynn & Jim Romanenghi
Richard Howes
Julianna Mascio

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing,

CHAIRMAN GRAY invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He summarized the Staff Report for the Commission and reviewed the proposal.

CHAIRMAN GRAY asked if the Petitioner had anything they would like to add. The Petitioner did not have anything to add.

CHAIRMAN GRAY opened the item up for discussion by the Commission.

COMMISSIONER VICK stated that the conditions must be met, and that Pete's would be a good addition to the area.

COMMISSIONER MANI stated he echoed Commissioner Vick's comments.

COMMISSIONER GASKILL stated he had no comment.

COMMISSIONER LOSCUITO stated he agreed with the fellow Commissioners.

CHAIRMAN GRAY noted he liked the shift of the building to the east and foot traffic path, and believed it would be friendly for pedestrians. He felt there was appropriate screening, and commented there were no foot candles at property line. He believed the noise would be at a minimum as the general public would not park in the rear. He also noted the conditions needed a south turning lane. He then asked if the public wanted to speak.

Jim and Lynn Romanenghi were sworn in. They recalled when Kmart was in operation, employees blasted radio and smoked in the parking lot. They had to call police two to four times a month or she would sometimes go out there to talk to them. They raised noise concerns with trucks beeping and RTUs.

Dan Ritter stated that though the RTUs were moved from the front their locations were condensed.

Jim Romanenghi stated that RTUs are very noisy. Lynn Romanenghi stated this would ruin their lives. She asked the Petitioner to soundproof their back windows. She has lived here her whole life. She recalled residents sued Sam's Club to have the air conditioning moved. She noted there are at least three buildings directly behind the development. She reiterated her request to have the Petitioner soundproof windows. Jim Romanenghi stated they would have to live with two years of construction trucks and noises near their property. Lynn Romanenghi asked again for the Petitioner to soundproof at least the windows on the upper level for the three homes, and to put up cinder block wall to deaden the noise. She also asked them to do something about the parking lot and constant traffic. It was stated they would take Pete's to court like residents did to Sam's Club if they don't do something for us to stop loud noises.

Richard Howes stated he lives right behind the proposed development. He asked if they will be quiet after 10:00pm.

Dan Ritter stated the Petitioner that the Petitioner can better answer the question as they did at the workshop.

Eugene Grzynkowicz, representing as the Petitioner, stated the store hours would be 7:00am to 10:00pm, and that construction would only occur from 7:00am to 5:00pm. If any special activities would be required such as watermain work, they would notify the Village.

Richard Howes stated after 10pm is quiet time, but it was not the case at Sam's Club. Most of the people in our neighborhood are older and in bed by 8:00pm. He also asked about the fence.

Dan Ritter stated the applicant would be repairing and replacing parts of the fence as needed.

Richard Howes stressed concrete fence/walls would be nice or soundproof windows.

Mr. Grzynkowicz stated that they moved the building to the east. He apologized for Kmart's situation, but could not speak for what they did. He noted that Pete's Fresh Market is a different operation and polices and enforces their areas. He stated that he understands the residents' concerns. He noted they have employee breakrooms, and they encourage employees to use them. He noted that they would work with the Village on why they did certain things and look at the noise decibels and mechanical equipment. He stated they use different systems than most people and the condensers are low horsepower so they don't have the resonating sound like others.

Lynn Romanenghi stated she's sorry that people on Harlem Avenue might see the condenser units, but it's better than us having to hear them.

Mr. Grzynkowicz stated this whole sight thing is a different thing as concealing or screening them and referenced the Village sight line exhibit. It doesn't directly relate to the noise of the units.

Lynn Romanenghi stated she's concerned about hearing the low hum rather than seeing it.

Mr. Grzynkowicz stated the Pete's Fresh Market store in Willowbrook has about 95 feet, less distance then the proposal here, and has a wood fence about six or eight feet tall. That store has trucks and units on the roof and residences there and did not have one complaint.

Richard Howes asked if they are governed by the same quiet hours rule.

CHAIRMAN GRAY answered yes.

Juliana Mascio stated her address and was sworn in. She noted her biggest concern was her enjoyment of life and not having truck traffic. She believes everything they are doing is everything they can possibly do, but she already hears truck traffic at 10pm from Harlem Avenue. She also commented there was drag racing, but it will probably stop with the development. She knows it is expensive to put up a soundproof barrier.

Mr. Grzynkowicz said they use the best technology out there to lower the noise and be efficient. They will look at better trees for sound and look harder at decibels. He also stated a buffer wall depends on distance, noise, heights, and could end up being 12-14' high which is very tall and something you might not want to see. He referenced highway walls sometimes are that tall. He clarified they are not offering now to put that in. They will look at different measures to control sound.

Juliana Mascio stated she hopes it is done right from the get-go rather than to have it taken to court.

Mr. Grzynkowicz stated they have been open to concerns, and in coming to the area they want to be part of the community. He noted they added crosswalks and truck traffic control measures.

Jim and Lynn Romanenghi stated it would be two years of construction with bulldozers, backhoes, and beeping noises.

CHAIRMAN GRAY noted the Petitioner has been open to revisiting a decibel study after hearing the neighbors' concerns of noise. He stated this is a reasonable thing to revisit. He stated that the Petitioner did move the building further away, and that the Petitioner seems open to looking into different types of trees that may be more absorptive toward the emanating sound. He noted that Eugene did express that there are different RTU technologies. He does think that the Petitioner hears the concerns and address it now rather than down the line. He noted it is commendable that the Petitioner is willing to tweak what is in the back. He reminded everyone that they are not Kmart. He recalled the later years of Kmart that the management was not up to snuff

Jim and Lynn Romanenghi noted the issues with Kmart's garbage, and that they would go out to clean the area with trash bags.

Dan Ritter noted that in his previous employment at Hoffman Estates, that it was hard to reach anyone at Kmart for issues. He noted that Pete's here has been much more receptive.

Jim Romanenghi noted he used to hear loud car radio sounds that were about 250 yards away from his house, and it would come through the windows of his house.

Mr. Grzynkowicz acknowledged the resident's issue and noted they would work with Village police on what kind of policing they would like them to do. He noted that they've implemented speed limit signs throughout the main driveway and have added security cameras, which will be about 200 inside and outside. He commented they are very big on security and the customer base. They want everyone to feel safe.

Richard Howes asked if it would be possible if on the west side of the fence that the thinned out or dead pine trees be cut down. They are owned by the association.

Mr. Grzynkowicz noted he has not been on the other side of the fence and would have to look, but cannot promise anything if they aren't on their property.

CHAIRMAN GRAY asked if there was a call to action for further discussions. He noted the Petitioner is willing to explore some alternatives and the sound concerns as a good neighbor policy.

COMMISSIONER VICK asked if there were any rules for truck idling.

Mr. Grzynkowicz stated dry good trucks pull in and stop. The refrigerated trucks stay running, but do have a shut off for the engine with the compressor stay cooling. The goal is to unload as quickly as they can. He noted many types of trucks deliver to Sam's Club and the trucks here are all theirs. Sam's club cannot control those trucks as well as them for that reason.

Lynn Romanenghi noted that a couple months ago there was jackhammering sound due to drainage problem from Sam's Club. She asked for confirmation that there is no drainage problem with Pete's.

Mr. Grzynkowicz stated they had nothing to do with Sam's Club, confirmed there are currently no drainage issues at the proposed development, it will be built to all drainage requirements.

CHAIRMAN GRAY noted this is regarding Pete's Fresh Market.

Jim Romanenghi asked that before any construction is started, if these issues could be resolved.

Mr. Grzynkowicz stated they were very proactive in responses and would work with the Village and engaging their architect. He noted by early next week they will have something in to the Village. They are under a timeline as well. He stated they are not promising anything. They will look at measures and propose solutions to the Village.

Dan Ritter asked the public if they could please leave their phone numbers and emails so they could be in touch.

Richard Howes asked if they are tearing down the old Aldi building.

Dan Ritter answered no, that is a separate lot and owner.

Mr. Grzynkowicz clarified that there is a green space near the Aldi which will be theirs, but not the Aldi building itself.

Lynn Romanenghi stated that the trucks would beep and asked again for a sound barrier.

CHAIRMAN GRAY asked that anyone speaking please come up to the lectern. He then asked if there were any other comments from the Commissioners with this new information discussed.

COMMISSIONER MANI thanked the residents for coming out to share their challenges. He also thanked the Petitioner for trying to lower the sound decibels as a good neighbor working together. He sees good faith in the Petitioner seeing what they can do to try to mitigate sound issues. He said it is hard to mitigate construction, and hopefully they can be on time or ahead of schedule.

Jim Romanenghi noted he would not care if he lived on the other end of the block.

COMMISSIONER MANI noted this is a community issue and the Petitioner is working to act in good faith.

Dan Ritter said they limited their construction hours more than the Village does, but there is noise with any positive redevelopment on sites.

Lynn Romanenghi stated you are breaking your own regulations to do this, and it impacts people.

CHAIRMAN GRAY asked if there were any other comments from Commissioners. Hearing none, he asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER VICK. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked staff to present the Standards.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the requests, as outlined in the Staff Report.

There were three motions for this item.

Motion 1-Special Use for a Substantial Deviation)

COMMISSIONER VICK made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD with Exceptions from the Zoning Ordinance, to the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), to permit additional building development and lot changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Site Plan Architectural Approval

COMMISSIONER LOSCUITO made a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Site Plan and Architectural Approvals to

construct Phase 2 and Phase 3 of the redevelopment, including a new 140,439 sq. ft. commercial building and expansion of the warehouse buildings with various site changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special Use for a, Substantial Deviation from the PUD and Final Plat by the Village Board.
2. Site Plan Approval is subject to final engineering plan review and approval including truck turning at the southernmost driveway along Harlem Avenue.
3. Site Plan Approval is subject to repair of the existing fence along the west property line by August 1, 2021.

Motion seconded by COMMISSIONER VICK. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 3-Final Plat:

COMMISSIONER MANI made a motion to recommend that the Village Board grant approval to the Petitioner Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Plat of Subdivision Approval for the "163rd & Harlem LLC Subdivision" in accordance with the Final Plat submitted and dated 5-27-2021, subject to the condition that the approval is subject to Final Engineering Plan approval by the Village Engineer.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

This will likely be reviewed by the Village Board at their August 3rd meeting. Mr. Ritter stated he will stay in contact with the residents who supplied their information about the meeting and information received from the Petitioner. CHAIRMAN GRAY noted that if the residents wish to attend, they may do so.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public.

CHAIRMAN VICK asked if the change of the board meeting will affect Motion #2 with a date for the fence of August 1st.

Dan Ritter stated the Village could remain flexible since it won't be approved then, in the meantime they can repair what they can and work with the Petitioner on the timeline.

Mr. Grzynkiewicz stated that they would be repairing the fence shortly and that some of the fence might be replaced at a later date but would take more time

Richard Howes asked if the timeline was two years.

The Petitioner stated yes, they were quicker but materials are harder to get right now and they realistically need that extra time for site and building work.

Richard Howes asked if the Petitioner had a tentative start date.

The Petitioner stated it is based on final approvals, and the construction documents are already with the Village.

Dan Ritter stated they wanted to move relatively quickly, so they started the review of the building plans already at their own risk because that can take longer than this process.

GOOD OF THE ORDER –

DAN RITTER provided a status update on projects including recent approvals. He noted that the Village Board recently approved the Floor & Décor and Bettinardi expansion. Floor & Décor permits are almost ready for approval. Staff has been working with Hobby Lobby on their façade as well. He noted the Scannell industrial property is scheduled to go to Village Board June 29th. He also noted the Banging Gavel recently opened the patio and beer garden, and that the business had struggles on financing the inside but has had success with the beer garden so far. He also noted Side Street tavern reopened this week as North & Maple. Lastly, he commented that the two new Starbucks would be in for permit soon.

DAN RITTER noted the next scheduled Plan Commission meeting for July 1st will be cancelled, and the next meeting is scheduled for July 15th. He noted that a workshop and public hearing would be combined for a lot subdivision and variations at the July 15th meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER LOSCUITO to adjourn the June 17, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 8:21 P.M.

PLAN COMMISSION STAFF REPORT

July 15, 2021 – Workshop/Public Hearing

Ludke - Residential Subdivision and Variations

6303 175th Street

Petitioner

Randy Ludke (Property Owner)

Property Location

6303 175th Street

PIN

28-32-100-006-0000

Zoning

R-2 (Single-Family Residential)

Approvals Sought

Variations
Final Plat Approval

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

The Petitioner, Randy Ludke (property owner), is requesting a Final Plat of Subdivision to subdivide an existing single-family lot into two lots on the property at 6303 175th Street. The Plat of Subdivision requires a Variation due to the minimum lot size and lot width requirements in the R-2 (Single-Family Residential) zoning district. Additionally, Variations for the existing home's non-conforming setbacks are being requested so all aspects of the property will be legal following this request.

While one of the proposed lots (Lot 1) is smaller than the R-2 zoning district permits, the subdivision was developed in the county following different zoning requirements that did not require additional lot size for corner lots at that time. There are multiple situations of similar lot sizes in the surrounding neighborhood, including the properties directly to the east of the subject site. The requested lot size Variation is specific to the proposed corner lot size, which has an existing home that the Petitioner resides in. The "new" developable lot that will be sold, will comply with the zoning code's minimum interior lot requirements.

EXISTING SITE & ZONING

The subject site is an approximately 27,438 sq. ft. lot on the southwest corner of Highland Avenue and 175th Street. The site has an existing one-story single-family home with an attached garage. The home was constructed around 1959 and annexed into the Village in 1964 (Ord. 64-O-040). The property is located in the Ridgeland Avenue Estates Subdivision (commonly referred to as the “Highland” area), which is an older section in town originally subdivided under Cook County jurisdiction. Some lots in the subdivision remain unincorporated. The lot is heavily wooded with extensive vegetation around the home. There are no previous Variations granted to the site.

The property is located in the R-2 (Single-Family Residential) zoning district. The surrounding properties to the west, south, and east are also similarly zoned R-2, with single-family homes located on them. To the north across 175th Street is the Panduit Innovation Center and Village-owned Freedom Pond both zoned ORI (Office and Restricted Industrial).



Above: Zoning Map of subject site.



Above: Picture of Existing homes front façade (facing south from 175th Street).

PLAT OF SUBDIVISION

The Petitioner currently resides on the subject property. The property is rather large and the rear portion of the property is mostly unused. They are proposing to subdivide the rear of the lot to be able to sell off a separate developable lot for someone to construct a new single-family home. The new lot will have primary frontage on Highland Avenue and a proposed address of 17506 Highland Avenue. The division and size of the lots will be similar to their neighboring property to the east across Highland Avenue. The zoning is remaining R-2, Single-Family Residential on both lots.

The zoning code's lot requirements change depending on whether a lot is a corner lot or an interior lot. Corner lots are required to be larger and wider by code due to having two front yards (a primary and a secondary) that limits available rear yard and developable space. However, the requirement for the additional width and size is a newer requirement placed in the Village's code in the mid-1970s. Many older areas of town, including those developed under county jurisdictions like the subject property, did not require corner lots with additional width and size at that time.

To legally subdivide a property all resulting lots must meet the Village's Zoning Code in regards to lot "bulk" regulations; this is commonly called a "by-right" subdivision. Most notably are minimum lot size and minimum lot width requirements. Other zoning regulations need to be met as well, but most of those are more specific to the proposed structure and is reviewed with the building permit, and not a Plat of Subdivision. If a proposed subdivision does not meet those lot requirements, then Variations must be approved for the Plat of Subdivision to be able to be considered and approved. The proposed Plat has been reviewed by the Village's planning staff and the Village Engineer and received approval.

Open Item #1: Review the proposed Final Plat of Subdivision and the two proposed residential lots.



Above: Proposed Plat of Subdivision for lots (full Plat attached to Staff Report).

VARIATIONS (LOT 1 ONLY)

Lot Size and Width

The minimum lot sizes for the R-2 zoning district are 13,000 sq. ft. for interior lots and 16,250 for corner lots. With those requirements, the minimum total size needed is 29,250 sq. ft. for the two proposed lots (one corner and one interior). With the existing lot size of 27,438 sq. ft., there is a shortage of 1,812 sq. ft. and a Variation is needed regardless of where the two lots are divided.

Following staff's recommendation, the Petitioner has proposed that the vacant lot that will be sold (Lot 2) will meet all zoning requirements in regards to minimum lot size and width. Dividing the lots this way ensures the future purchaser/developer of the vacant lot will not have any difficulties meeting setbacks or other zoning requirements regardless of the structure proposed. The Variation is only being requested for the corner lot (Lot 1), which has an existing home occupied by the Petitioner.

This Variation is primarily related to the lack of additional lot width when the lot was originally subdivided. The lot is 110.24 ft. wide along 175th Street. If the lot was the currently required minimum of 115 ft. wide, the minimum lot size would be met. The proposed lot sizes are similar to the neighboring lots across Highland Avenue. Other lots within the subdivision have even smaller lot sizes. Staff believes that the new and existing lots will remain marketable and both be able to be developed in compliance with all other zoning code requirements. Lot 1 requires Variations but all are existing and will be known to the future purchaser of Lot 2.

Open Item #2: Review Request Variation for Lot 1 Requirements for Min. Lot Size and Min. Lot Width.

	Min. Lot Size	Proposed Lot Size	Min. Lot Width	Proposed Lot Width
Lot 1 (Corner/Developed)	16,250 SF	14,417.12 SF (-1,832.88 SF)	115'	100.24' (-14.76')
Lot 2 (Interior/Undeveloped)	13,000 SF	13,022.27 SF (+22.27 SF)	90'	130' (+40')

Existing Home/Lot Variations

The existing single-family home located on proposed Lot 1 has various legal non-conforming aspects in regards to structure setbacks. While the house is permitted to remain with these setbacks, the goal is to resolve any outstanding non-conforming situations when a property is subdivided or otherwise substantially altered by a zoning request. If the Variations are denied, the house can still remain as-is but then is required to be replaced meeting code if ever destroyed beyond 50% of its value.

Similar to the non-conforming lot width, these variations are a result of the property being developed under a different zoning code. The setback requests are fairly minor as outlined in the chart below, and are similar to existing nonconforming setbacks throughout the subdivision. The largest request is for the secondary front yard; having a different setback for the secondary front yard was common at the time of its development. One result of that secondary front yard Variation is that the new home along Highland (on Lot 2) will be set back 4.75 ft. behind the side of the existing home located on Lot 1. However, the setback difference is fairly minor compared to the overall 30 ft. setback. Additionally, the homes will be more than 100 feet and due to that separation, the setback will not be very noticeable.

	Required Setback	Existing Setback	Requested Variations
Primary Front Yard	30'	29.76'	-0.24'
Secondary Front Yard	30'	25.25'	-4.75'
Interior Side Yard	10'	9.78'	-.22'

Open Item #3: Review Requested Variations for Existing Lot 1 Principal Structure's Setbacks for the Primary Front Yard, Secondary Front Yard, and Interior Side Yard.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared draft responses for the Findings of Fact below to be reviewed and adopted by the Plan Commission. These draft findings can be amended by the Plan Commission as they deem necessary.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property can yield a reasonable return as a single lot but will be similar the existing development pattern in the neighborhood that was the result of being developed under a different jurisdiction (Cook County) and zoning ordinance. The principal structure's setbacks are existing and reasonable based on the existing subdivision's development patterns.*
2. The plight of the owner is due to unique circumstances.
 - *The property was subdivided and developed under a different jurisdiction and zoning requirements. Additional lot width and lot size were not typical during the property's development.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *Similar subdivisions, lot sizes, and reduced structure setbacks exist throughout the subdivision and area. The lot division will be similar to the neighboring lots across Highland Avenue.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal/request. By a Commissioner making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Variations)

"...make a motion to recommend that the Village Board grant the following Variations from Section V.B.Schedule II (Lot, Yard, and Bulk Regulations) to the Petitioner, Randy Ludke, at the property located at 6303 175th Street in the R-2, Single-Family Residential zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the July 15, 2021 Staff Report.

1. *A 1,832.88 sq. ft. Variation to permit a lot that is 14,417.12 sq. ft. instead of the required minimum of 16,250 sq. ft.*
2. *A 14.76-foot Variation to permit a lot width of 100.24 feet instead of the required minimum of 15 feet.*
3. *A 0.24-foot Variation to permit a primary front yard setback of 29.76 feet instead of the required minimum of 30 feet.*
4. *A 4.75-foot Variation to permit a secondary front yard setback of 25.25 feet instead of the required minimum of 30 feet.*
5. *A 0.22-foot Variation to permit a side yard setback of 9.78 feet instead of the required minimum of 10 feet."*

[any conditions that Commissioners would like to add]

Motion 2 (Final Plat)

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Randy Ludke, Final Plat of Subdivision Approval for the property located at 6303 175th Street in accordance with the Final Plat dated April 30, 2021, subject to the condition that it is subject to final approval by the Village Engineer prior to recording."



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

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: _____
- ☐ 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

Project Name: Ludke Resubdivision

Project Description: Subdivide and request variations of property

Project Address: 6303 175th Street Property Index No. (PIN): 28-32-100-006-0000

Zoning District: _____ Lot Dimensions & Area: 100.24' x 273.84' = 27,438 sq ft

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Randy Ludke II Company: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ 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
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

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): _____

Randy Ludke II

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): _____

Randy Ludke II

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

6/2/21

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

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

Existing Site – These are existing non-conformities on the site. Variations for these would be fairly straightforward since they are existing, very minor, and present whether the lot is subdivided or not.

Min. Corner Lot Width: 115' Required, 100.24' present

Front Yard Setback: 30' required, 29.90' present

Side Yard Setback: 10' required, 9.96' present

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

The size of the house does not require the large lot and maintenance of the lot has hindered the ability to enjoy the property. Dividing the current lot would allow for an additional house to be added to this wonderful neighborhood and reduce upkeep for the current owner.

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

Current owner is a full time Fireman and part time Tinley Park Fireman which limits availability to maintain the property.

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

The size of the property, though large, is slightly off from the required lot size.

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

The reduction in lot size to 2 lots is to reduce stress and allow the current owner to separate themselves from the additional square footage.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

This division would allow another home to be placed on the second lot, creating a better neighborhood atmosphere and matching the current homes located across the street from the current lot.

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

The lot division would add an additional home location in a beautiful neighborhood giving another family an opportunity to living in Tinley Park.

H. Describe how the requested Variance will not:

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

The back half of the current lot is an open field and the light supply to the lot and its neighbors would stay the same.

2. Substantially increase the congestion of the public streets.

The back half of the current lot is an open field and street congestion would not change.

3. Increase the danger of fire.

The back half of the current lot is an open field and the danger of fire would not change or increase in anyway.

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

The back half of the current lot is an open field and drainage into adjacent properties would not change.

5. Endanger the public safety.

The back half of the current lot is an open field and neighborhood would stay the same.

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

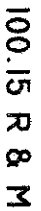
The property values would actually increase if the new owner of the lot was to build a new home on the lot.

1

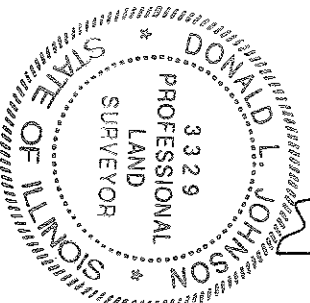
— 100 —

PLAT OF SURVEY

11 JUN 11



SCALE: 1"=20'



ORDINANCE, ETC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3233



Residential
Commercial
ALTA

Tel. 815 485-0445
Fax 815 485-0528

PLAT OF SUBDIVISION

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

Topographical
Condominium
Site Plans

17901 Haas Road
Mokena, Illinois 60448

LUCKE SUBDIVISION BEING A RESUBDIVISION OF LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-32-100-006-0000

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
THIS INSTRUMENT _____, WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.
ON THE _____ DAY OF _____, A.D. 20____
AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF
TINLEY PARK, COOK COUNTY, ILLINOIS, THIS _____
DAY OF _____, A.D. 20____
BY: _____
MAYOR
ATTEST: _____
VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
THIS IS TO CERTIFY THAT THE UNDERSIGNED _____ IS THE OWNER
OF THE PROPERTY DESCRIBED HEREON AND THAT AS SUCH OWNER, HAS CAUSED THE SAME
TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE PLAT HEREON DRAWN FOR
THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE,
AND AS SUCH OWNER HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE
AND TITLE AFORESAID, ALSO, TO THE BEST OF MY KNOWLEDGE THE SUBDIVISION LIES IN
THE FOLLOWING SCHOOL DISTRICTS: COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146 AND
BREMEN COMMUNITY HIGH SCHOOL DISTRICT 228.

BY: _____
SIGNATURE
TITLE: _____
SIGNATURE
ATTEST: _____
SIGNATURE
TITLE: _____
SIGNATURE

NOTARY CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE
PRINT NAME
STATE AFORESAID, DO HEREBY CERTIFY THAT
PRINT NAME TITLE
AND
PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT
AS SUCH TITLE AND TITLE
RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR
THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC SIGNATURE

PRINT NAME
MY COMMISSION EXPIRES ON _____, 20____.

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF TINLEY PARK.
ON THE _____ DAY OF _____, A.D. 20____
BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
I DO NOT FIND AND DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL
ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.
ON THE _____ DAY OF _____, A.D. 20____
COOK COUNTY CLERK

30 0 15 30

Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: Randy Ludke

Order No.: 21-2-114SUB

Compare all points before building by
same and at once report any difference.
For building lines, restrictions, or easements not
shown hereon, refer to abstract, deed or ordinance.

Field work completed: 3/8/21

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791

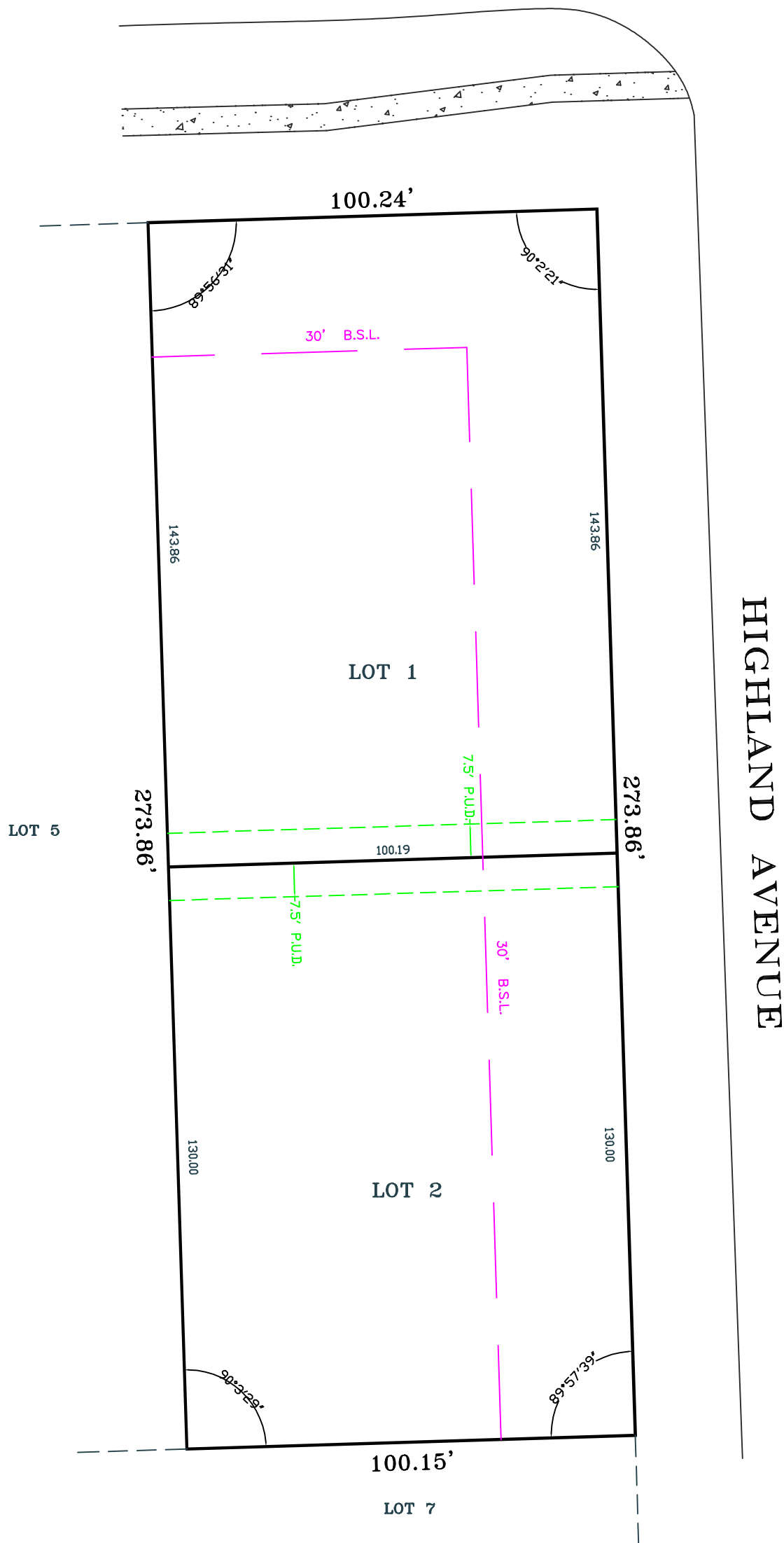
VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF COOK))
I FOUND NO DEFERRED INSTALLMENTS OF UNPAID SPECIAL ASSESSMENTS DUE AGAINST
THE LAND DESCRIBED HEREON.
ON THE _____ DAY OF _____, A.D. 20____
BY: _____
VILLAGE COLLECTOR-TINLEY PARK, ILLINOIS

NOTES

1. UPON VILLAGE APPROVAL IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY
CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.

175TH STREET



PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS AND HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER
FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA
AT&T ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND
DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT RECONSTRUCT, REPAIR,
INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM
AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND
APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF
ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE
SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND
OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER
UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF TINLEY PARK.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF TINLEY PARK AND OTHER GOVERNMENT AUTHORITIES HAVING JURISDICTION OF THE LAND
SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES,
INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED
HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING,
AND/OR REPLACING VILLAGE OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY
OF THE ABOVE WORK.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS))
COUNTY OF WILL))
THIS IS TO STATE THAT I, THOMAS STUDNICKA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003304,
HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2
OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP
36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS 6303 175TH STREET, TINLEY PARK, ILLINOIS.

THIS PLAT REPRESENTS SAID SURVEY AND RESUBDIVISION AND DIMENSIONS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT NONE OF THE PROPERTY COVERED BY THIS PLAT OF
RESUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED FOR THE VILLAGE OF
TINLEY PARK BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP
NUMBER 17031C07091, HAVING AN EFFECTIVE DATE OF 8/19/2008. I ALSO DESIGNATE THE VILLAGE OF
TINLEY PARK TO RECORD THIS PLAT OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS 30TH DAY OF APRIL, A.D. 2021
AT MOKENA, ILLINOIS.
STUDNICKA & ASSOCIATES, LTD.

THOMAS STUDNICKA, PLS #035-003304
MY LICENSE EXPIRES 11-30-2022



N

Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

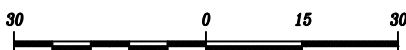
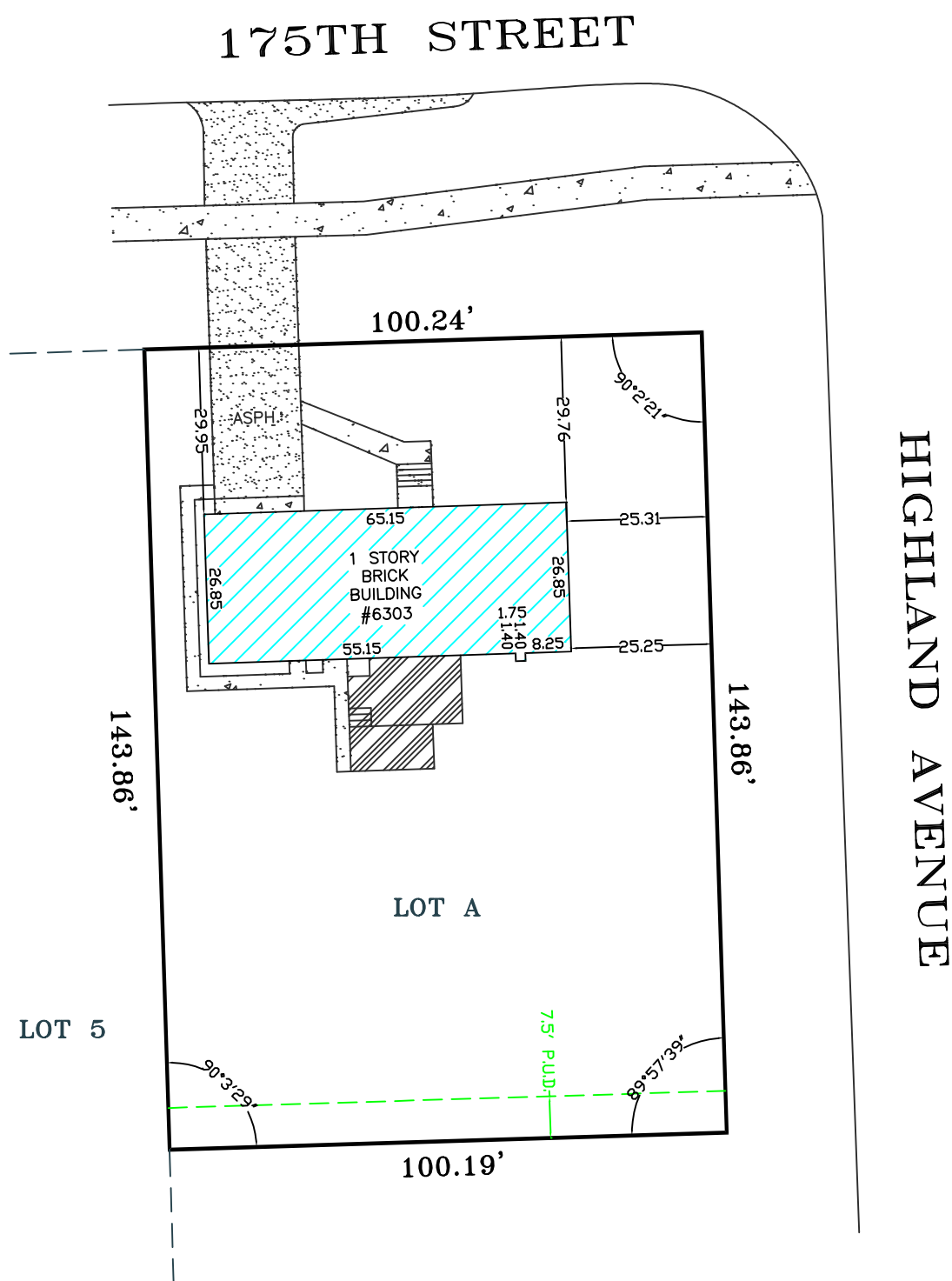
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT A IN LUDKE SUBDIVISION BEING A RESUBDIVISION OF LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINS APPROX: 14,417.12 SQ. FT.



Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: Randy Ludke

Order No.: 21-2-114A

Compare all points before building by same and at once report any difference.

For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 3/8/21

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791



STATE OF ILLINOIS }
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL. March 9, A.D. 2021

by

License No. 3304 Expires 11/30/22

N

Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

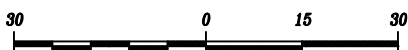
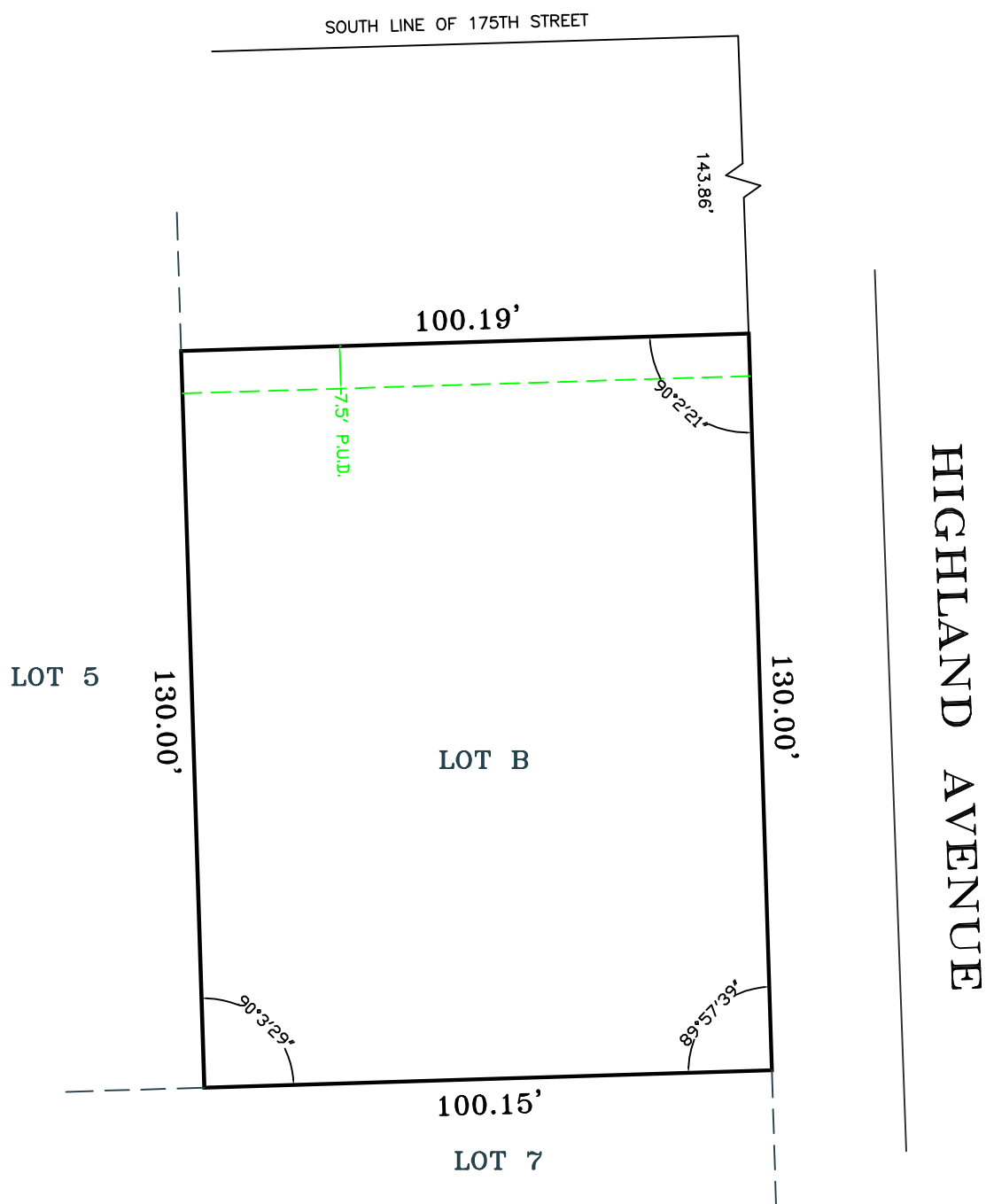
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17901 Haas Road
Mokena, Illinois 60448

LOT B IN LUDKE SUBDIVISION BEING A RESUBDIVISION OF LOT 6 IN BLOCK 1 IN ELMORE'S RIDGELAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINS APPROX: 13,022.27 SQ. FT.



Scale: 1" = 30 feet

Distances are marked in feet and decimals.

Ordered by: Randy Ludke

Order No.: 21-2-114B

Compare all points before building by same and at once report any difference.

For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 3/8/21

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791



STATE OF ILLINOIS }
COUNTY OF WILL } ss

Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL. March 9, A.D. 2021

by

License No. 3304 Expires 11/30/22

PLAN COMMISSION STAFF REPORT

JULY 15, 2021 – WORKSHOP

Petitioner

Dr. Toni Scott-Terry, on
behalf of Get Cet LLC

Property Location

7151 183rd Street

PIN

31-06-100-016-0000

Zoning

B-3, General Business &
Commercial

Approvals Sought

Special Use Permit
Site Plan Approval
Variation

Project Planner

Lori Kosmatka
Associate Planner

Allure Wellness Center Mixed-Use Redevelopment (Former Heartland Memorial Center)

7151 183rd Street



EXECUTIVE SUMMARY

The Petitioner, Dr. Toni Scott-Terry on behalf of Get Cet LLC, is proposing to redevelop the former Heartland Memorial Center funeral home property located at 7151 183rd Street. The proposed redevelopment requires Site Plan Approval, a parking Variation, and a Special Use Permit for a second-floor apartment. The proposed project includes demolition work within the building, interior renovations, new signage, as well as minor façade and site upgrades that include additional parking and updates to existing landscaping.

The existing building will be redeveloped as a multi-tenant building with various medical and service-related businesses. Additionally, an existing 1,243 sq. ft. second-floor three-bedroom apartment that was constructed with the funeral home is proposed to be maintained. Since Special Uses run with a specific Petitioner, a new Special Use is required for the apartment to remain with the new owner and proposed uses.

The proposal as currently submitted will require a parking variation. The Petitioner is proposing to add some parking and believes their unique mix of businesses will not lead to any parking issues.

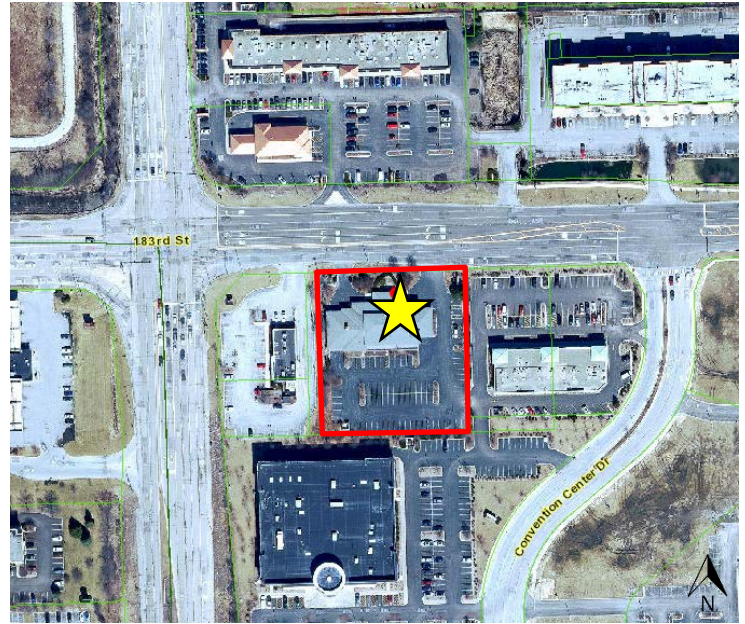
EXISTING SITE, HISTORY & ZONING

The original 5,376 sq. ft. footprint of the building was constructed on the site around the early 1970s under Cook County jurisdiction as a funeral home. The building, then known as Hirsch Memorial Chapel, was annexed into the Village in 1985 (85-O-050). In 2005, there was a 3,650 sq. ft. building addition footprint to the west consisting of a garage and a Special Use granted formalizing the second-floor apartment use (typical of funeral homes to have a living quarter on-site). An updated landscaping plan was also approved in 2005 with the proposed changes. The property was most recently operated as Heartland Memorial Center, which closed around 2017 and has been vacant since that time.

Since Heartland Memorial's closing, the site has deteriorated due to lack of regular maintenance on the building and site. The Petitioner recently purchased the property (June 2021), and has plans to rehab the existing building and site. The property currently has code compliance issues with property maintenance identified in the inspection for the proposed Change of Use. The Petitioner has already worked on some of the maintenance items including a structurally unsound deck on the property. The remaining issues will be addressed as part of the Change of Owner process prior to any occupancy.

The property is zoned B-3 General Business & Commercial and is located on the south side of 183rd Street, one lot east of Harlem Avenue. The neighboring properties to the west (Burger King), east (a small multi-tenant strip center building), and south (LA Fitness) are also similarly located in the B-3 zoning district. On the zoning map above, the site appear to be incorrectly shown as being located in the Convention Center PUD.

The site contains a ground sign near the northeast corner of the site that appears to have a non-conforming setback. No Variations appear to have been granted for the sign.



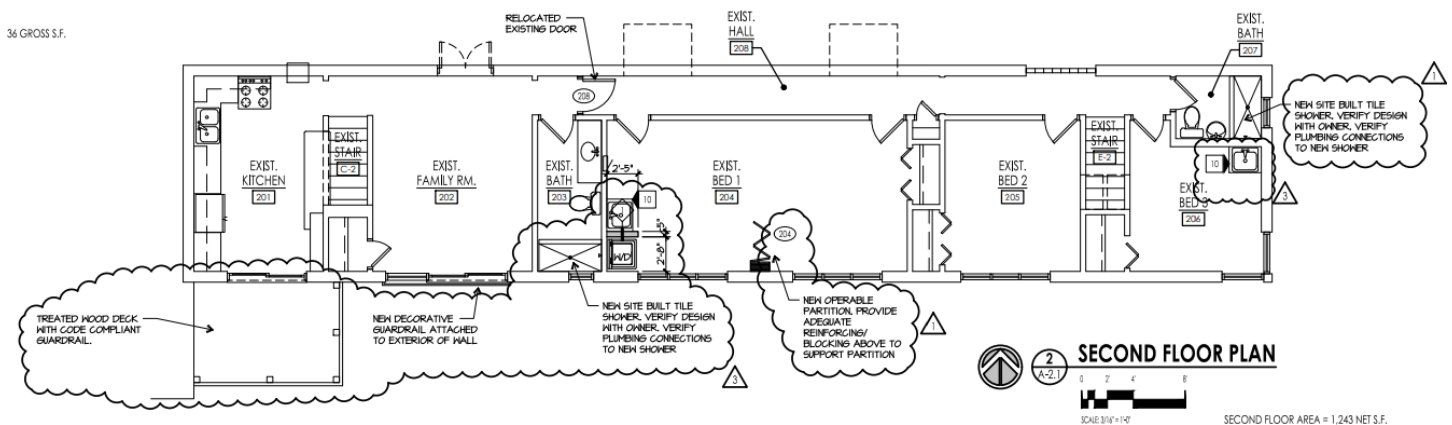
PROPOSED USE

The Petitioner is looking to redevelop the building with multiple medical, office, and personal service-related uses. The Petitioner's narrative outlines the current proposal. The businesses within the building will be *Scott-Terry Female Health Associates*, a medical OB/gynecology practice (currently operating in Frankfort, IL), *Allure Laser & Med Spa* (currently operating across the street at 7062 183rd Street in Tinley Park), *Allure Wellness & Fitness Center*, a meeting room for small seminars, and also available leasable space expected to be used by similar medical/service-related users.

The project proposes the addition of a second-floor 1,243 sq. ft. three-bedroom apartment at the rear of the building. The apartment will have two entrances, one of which is a separate entrance at the rear of the building. The apartment allows for the site to be classified as a mixed-use property and maintain the applicable tax rate. If the building was to be classified as a standalone commercial property with the current tax burden, the redevelopment project is likely not financially feasible.

SPECIAL USE FOR APARTMENT

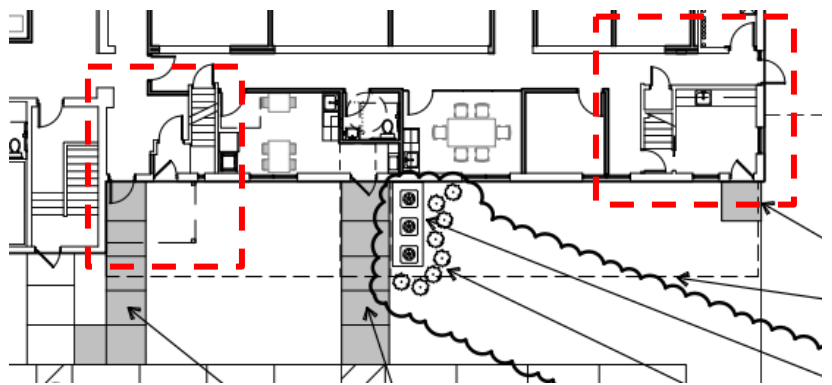
The establishment of a residential unit above or to the rear of a principal commercial use requires the approval of a Special Use Permit. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005. The change was made to better align with current planning development trends towards mixed-use properties and also to assist struggling commercial properties in obtaining some property tax relief from classification as mixed-use in Cook County. However, staff has expressed concerns regarding the possibility of permitting substandard or unpreferable housing units. Therefore, to avoid issues, it has been staff's recommendation for residential units to be located above commercial uses, have separate entrances, and have a balcony or exterior living area when possible. Additionally, the mix of surrounding uses and the site layout is important to consider when evaluating the request for mixed uses to ensure noise, pollution, smells, glare, or other nuisances won't affect the proposed residential unit.



Apartment Proposed Floor Plan

The proposed apartment will be a remodel of the existing apartment. The existing apartment was approved as part of a Special Use Permit in 2005 (Ord. #2005-O-064), which allowed it to continue along with a funeral home and crematorium use onsite.

The proposed apartment is located on the second floor. It is oriented to the rear south of the property and is set back from 183rd Street to the north. The Petitioner removed a wood deck that was deteriorated and structurally unsound that spanned the length of the apartment. They are proposing a smaller deck with a code complaint guardrail at the west end with the current proposal. It has two existing entrances. The proposed floor plan shows the west entrance as separate from the business with a vestibule of two doors. However, walkway pavement is not indicated on the site plan for this entry point and must be added to the plans.



Apartment Points of Entry

The second apartment entrance is to the east, accessed on the southeast end of the building, and is shared with the employee medical space.

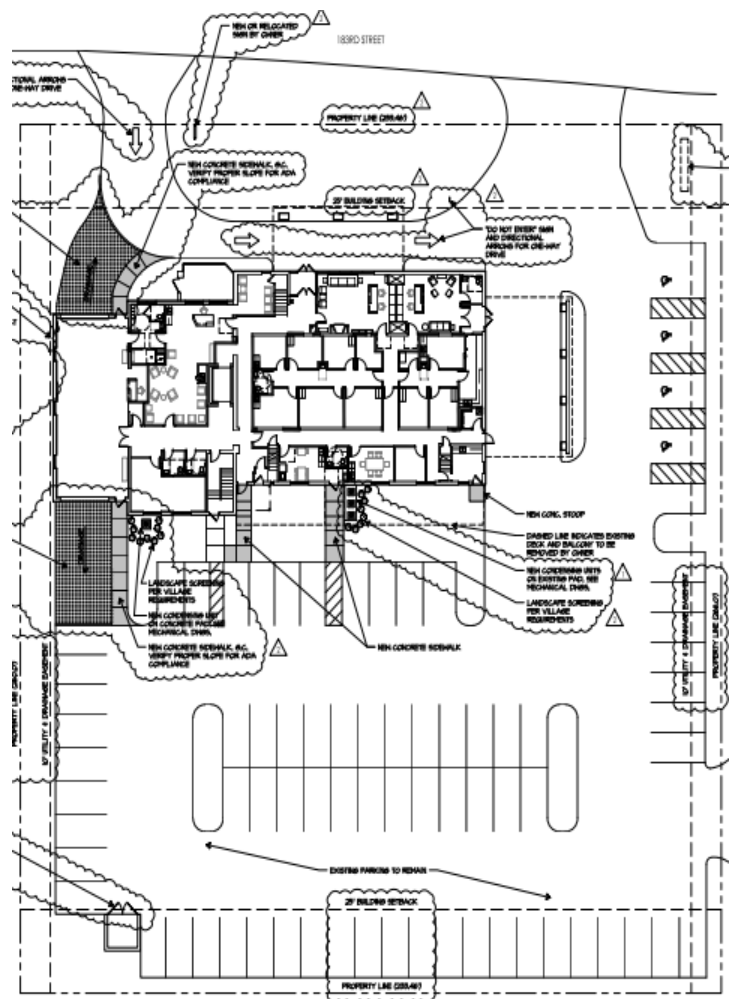
Open Item #1: Discuss the request for a Special Use Permit for the addition of a residential unit above a principal commercial use. Clarify security measures and separation of business and apartment spaces.

Open Item #2: Revise plans to add a walkway to the separate apartment entrance door.

SITE PLAN

The building frontage is to the north along 183rd Street and consists of existing landscaping throughout the site and parking to the side and rear. The proposed site plan includes improvements to the existing building, condenser unit placement, signage, vehicle parking, walkways, dumpster enclosure, and new foundational landscaping areas. Some existing landscaping features to remain are the brick pavers, brick knee wall, flagpole, and low boulder wall all located at the front of the site.

Access to the site is primarily through the curb cuts on 183rd Street. There is also existing cross-access on the east connecting to the multi-tenant strip mall. The eastern 183rd Street curb cut functions as a two-way entrance and exit to the site. The western 183rd Street curb cut is a one-way entrance only and will include proposed arrow pavement markings and traffic control signage at the entry. A “do not enter” traffic control sign is proposed at the east end of the porte-cochere to ensure traffic does not exit through the one-way entrance. The Petitioner proposes to remove the current ground sign at the northeast property corner and replace it with a new sign closer to the west driveway entry. However, no details of the sign or setbacks have been supplied. No approvals with the sign location have been included in the request due to the lack of detail supplied on the sign.



Previously Approved 2005 Landscape Plan

The most substantial site plan changes are due to converting the existing garage space to a fitness center. The conversion involves installing new overhead doors, new pedestrian doors, installing walkways, and converting the land abutting the north and south ends to new curbed landscape areas. Three new parking stalls will be striped and added at the west side of the site due to the removal of the garage driveway pavement. Compliance with ADA requirements is required and includes walkway slope, signage, and parking aisle widths will need to be met on the site. The existing dumpster enclosure consists of masonry walls with a nonfunctioning metal gate that requires repair or replacement as part of the Change of Use and code enforcement requirements prior to occupancy. Existing lighting on the property exists and is not proposed to be changed.

The site plan has been reviewed by engineering but additional information may be needed with the permit. Staff recommends that the site plan approval be conditioned upon final engineering review and approval by the Village Engineer.

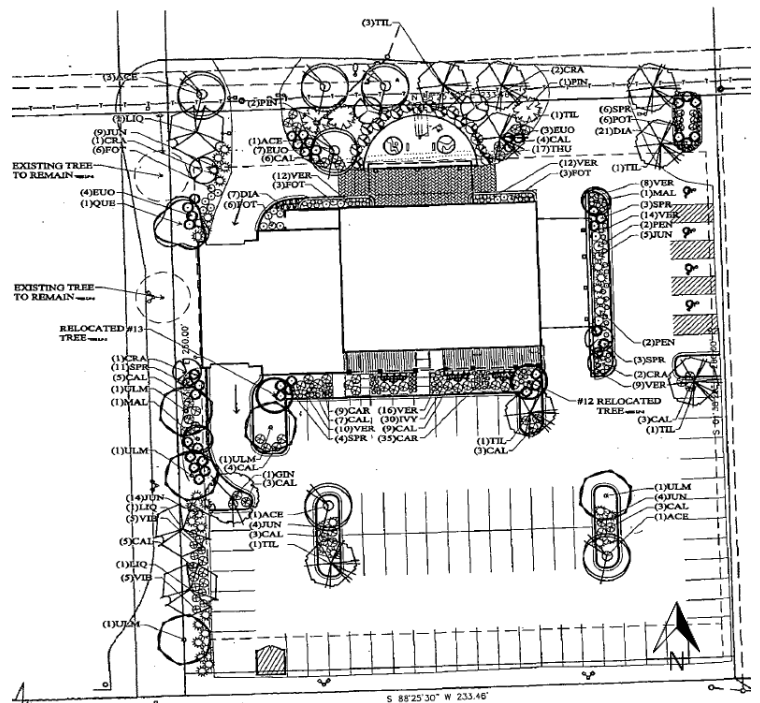
Open Item #3: Confirm removal of existing sign and provide location and details of the proposed sign. If the sign is set back is less than 10 ft. a Variation is required to be requested.

LANDSCAPE

In 2005, the property received a landscaping plan approval (sheet LP-1, dated July 20, 2005). The site's existing landscaping is overgrown in some areas, and the plantings do not appear to completely match the previous approval. The proposal will include additional landscaping areas to the north and south sides of the existing garage. These areas are not shown with specific plantings but will require foundational plantings of shrubs and bushes based on the Landscape Ordinance requirements.

The Petitioner will have a landscaper evaluate and compare the existing conditions to the previous approval, and update the plantings as needed to match the quantities and types of the plantings per the previous approval. Staff is recommending a condition to clarify that compliance with the approved landscape plan is met prior to building occupancy.

Open Item #4: Discuss staff's recommended condition requiring compliance with the previously approved Landscape Plan prior to building occupancy.



Previously Approved 2005 Landscape Plan

ARCHITECTURE

The existing façade was designed to create a contemporary prairie-style look by utilizing a variety of materials and design elements. The existing building has two porte-cocheres, deep overhangs, and a second story setback that creates a visually appealing depth to the structure. The primary entry is an existing storefront glazing system under the north porte-cochere. The existing materials include a brick façade with stone columns. The existing exterior masonry presents a high-quality and attractive-looking façade. Due to the building being designed for a single-tenant, the building has limited locations for wall signage to be installed.



Central Portion of Front Elevation Showing North Porte-Cochere

Clear overhead doors are proposed to replace the existing residential-style garage doors at the west end of the front façade. This aluminum sectional overhead door was chosen for its contemporary appearance. The Petitioner's architect notes that these types of doors are very often used in finished commercial spaces, including grocery stores and restaurants. The Petitioner's architect states the proposed doors will be sealed to prevent water, bugs, and rodents from getting in. The Petitioner has provided the cut sheet for the proposed model of overhead door, but has not specified the precise size, style, framing, color, and finish.



Garage Portion of Front Elevation

The proposed apartment will have a new treated wood deck with a guardrail at the west end, as well as decorative guardrails attached to the south rear exterior wall. The new deck will be substantially smaller than the previously existing deck.



Rear Elevation (excluding east porte-cochere & west garage)

There are existing mechanical units in a fenced enclosure at the front of the building. The Petitioner has not indicated any proposed changes for that equipment and fencing. The Petitioner has proposed two new exterior condenser units with concrete pads. The screening requirements for this mechanical equipment must be either solid fencing (such as PVC or wood) or thick landscaping that buffers views of the equipment. The Petitioner wishes to screen with shrub landscaping, but has not identified the condenser unit height nor the plant species type and height. Staff notes that the proposal only shows partial screening for the east condenser unit. The proposal does not show screening between the east condenser unit and the walkway.

Staff recommends a condition that clarifies that the mechanical equipment visibility and placement will be reviewed as part of the building permit.



Sample Image of Proposed Overhead Door

Open Item #5: Identify any proposed changes to the existing mechanical equipment and fencing at the front of the property. Review a recommended condition that landscape screening be reviewed by staff with the building permit prior to permit issuance.

SIGNAGE

Ground Sign

The property has an existing freestanding ground sign that is currently located at the northeast corner of the site, a few feet in from the north property line along 183rd Street. The specific setback is unknown as it is not indicated on the most recent survey of the property. However, it is believed to be non-conforming and closer than the required 10-foot setback from the north property line.

The Petitioner's plans propose to remove the existing ground sign and install a new ground sign closer to the west driveway entry. No details on the setback or the proposed sign have been supplied. If the proposed setback is less than 10 feet, a Variation is required. The Petitioner has multiple options to locate the sign within the code requirements or to reutilize the existing sign with a face replacement. Detailed ground sign information must be submitted to proceed with any Variation request otherwise the site will need to comply with code requirements.

Open Item #6: Provide information on proposed signage and clarify any desire by petitioner for Variations related to signage.

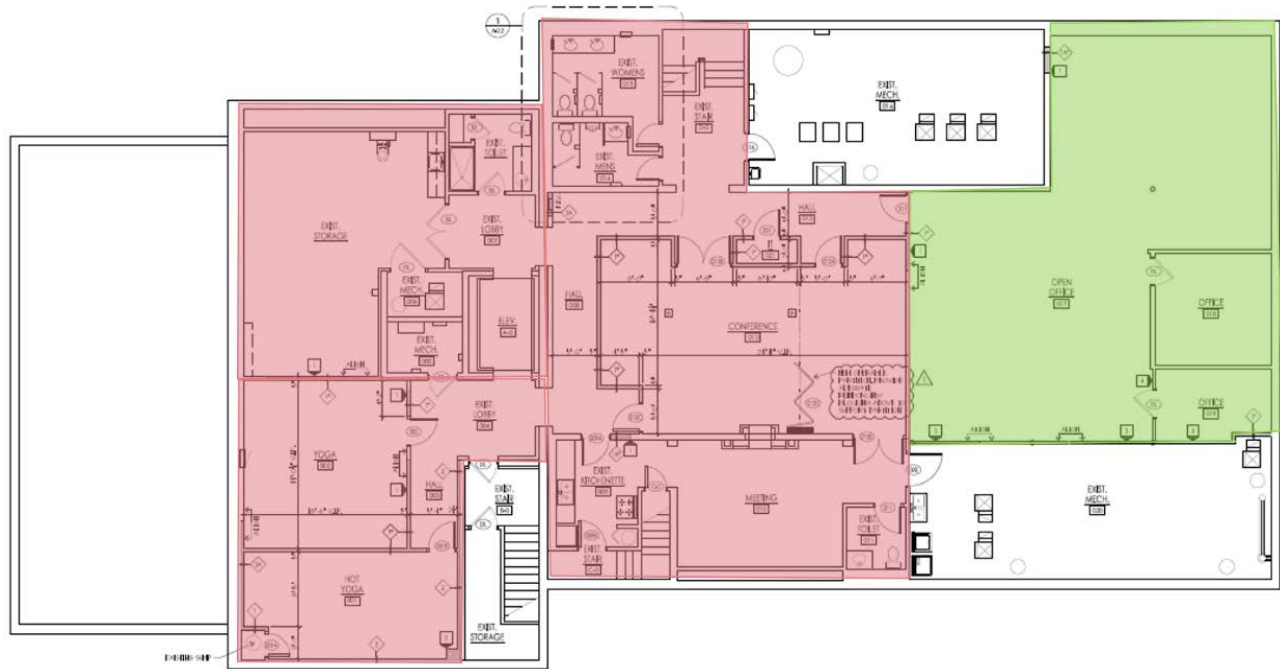
Wall Signs

The building will be fairly unique since there will be shared entrances for multiple tenants and businesses within the building. Additionally, the building was designed for a single-tenant funeral home and signage space is limited to a few small areas on the façade. Only one sign is permitted on each elevation and individual tenants won't be able to all advertise with a wall sign. Staff recommends the Petitioner use the signage to brand the building overall that helps identify the site for customers (for example, "Allure Wellness Center").

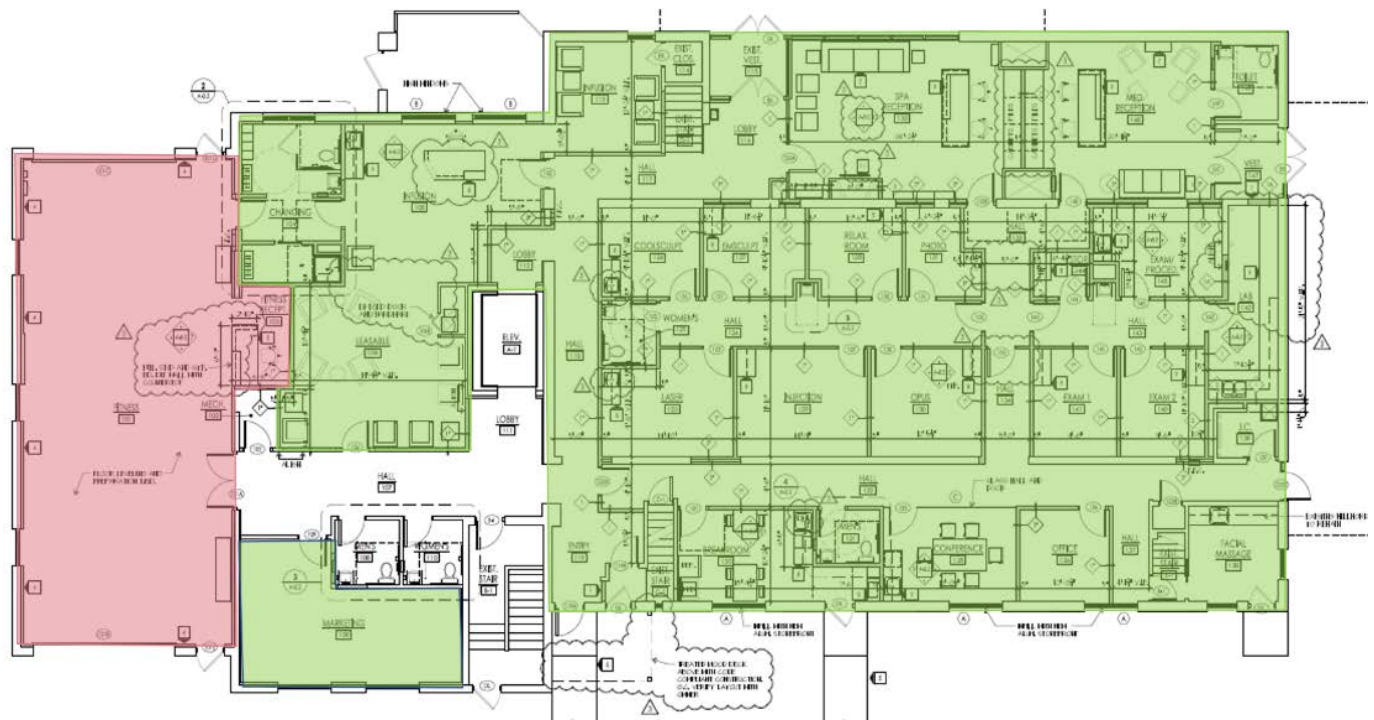
PARKING

The Petitioner provided a break down the different proposed uses within the building and their floor area. Staff has determined the parking requirement for the proposed uses will exceed the Zoning Ordinance's minimum parking requirements.

The property's proposed multiple uses require various classifications within the current parking regulations. For *Medical or Dental Office* uses, the zoning code requires two (2) spaces for each office, examination room, or treatment room, plus one (1) space for each employee. For *Personal Service Establishments in a planned shopping area*, the zoning code requires six-and-one-half (6.5) spaces per one thousand (1,000) sq. ft. of gross leasable floor area. The *Apartment* requires 2.5 parking spaces per dwelling unit (partial stall amounts are rounded down by code).



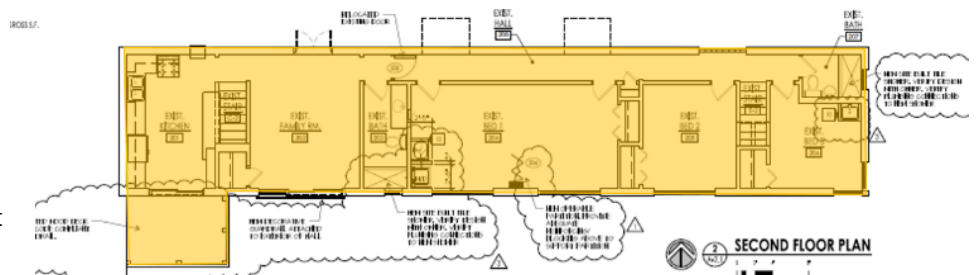
Color Coded Use Diagram of Basement



Color Coded Use Diagram of 1st (Ground) floor

Legend of Proposed Uses

- Medical or Dental Office
- Personal Services Establishment
- Apartment



Color Coded Use Diagram of 2nd Fl Apartment

The Scott Terry Female Health Associates, P.C. and the Allure Laser & Med Spa, LLC, qualify as the *Medical or Dental Office*, and together contains 15 Medical Offices with 15 employees. The basement leasable space for a future medical office tenant contains 2 Medical Offices with anticipated 3 employees. Thus the Medical or Dental Office Use totals 17 offices and 18 employees, requiring 52 parking spaces. The remainder of the building's leasable square footage on the ground floor and basement will be classified as *Personal Service Establishments in a planned shopping area* totaling 5,093 sq. ft., requiring a minimum of 33 parking spaces. With the *Apartment's* two required spaces, the sum of the minimum required parking is 87 parking spaces. The existing site has 73 parking spaces but the proposed site plan improves the situation, by adding three parking stalls for a total of 76 stalls. The total proposed shortage is 11 spaces, requiring the Variation request.

The existing parking requirements established in the Zoning Ordinance are unique to Tinley Park; every community creates its own parking ratios, which is an imperfect science. In addition, parking characteristics change over time and the current parking ratios date back to the 80's and early 2000s when parking demand was at its highest. Over-parking can also be damaging due to the high costs of having unproductive land and negative environmental impacts.

The Petitioner plans to actively manage the parking situation since they will own and operate the majority of the businesses within the building. Solutions to any parking issues may involve modified hours of operation for some uses which do not conflict with other use peak times.

Use Type	Code Requirements	Required #	Proposed
<i>Medical Office</i>	2 spaces for each office, exam or treatment room plus 1 space per employee	52 (17 office/ rooms + 18 employees)	
<i>Personal Service Establishment</i>	6 ½ spaces per 1,000 gross leasable floor area	33 (5,093 SF)	
<i>Apartment</i>	2 ½ per dwelling unit	2	
TOTAL		87	76
SHORTAGE			-11

While it is not a preferred situation, parking availability has been maximized on the site, and there is no land to expand parking and limited shared parking opportunities. A concern with parking Variations is that parking can spill over onto public streets, affecting the neighborhood appearance and residential properties. However, there is no on-street parking permitted on 183rd Street or Harlem Avenue and there are no adjacent residential neighborhoods to this development. The owner will ultimately need to actively manage the situation so that their businesses or leasable space rents are not negatively affected by a lack of parking availability.

A 11-parking stall Variation from Section VIII.A.10. of the Zoning Ordinance to permit 76 parking stalls instead of the required minimum of 87 stalls for the proposed mixed-use building.

Open Item #7: Discuss the requested parking Variation for a reduction in the minimum required parking by 13 stalls.

SUMMARY OF OPEN ITEMS

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

1. Discuss the request for a Special Use Permit for the addition of a residential unit above a principal commercial use. Clarify security measures and separation of business and apartment spaces.
2. Revise plans to add a walkway to the separate apartment entrance door.

3. Confirm removal of existing sign and provide location and details of the proposed sign. If the sign is set back is less than 10 ft. a Variation is required to be requested.
4. Discuss staff's recommended condition requiring compliance with the previously approved Landscape Plan prior to building occupancy.
5. Identify any proposed changes to the existing mechanical equipment and fencing at the front of the property. Review a recommended condition that landscape screening be reviewed by staff with the building permit prior to permit issuance.
6. Provide information on proposed signage and clarify any desire by petitioner for Variations related to signage.
7. Discuss the requested parking variation for a reduction in the minimum required parking by 11 stalls.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft responses at to the Findings of Fact for the Commission's review at the Public Hearing.

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

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

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

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will provide draft responses at to the Findings of Fact for the Commission's review at the Public Hearing.

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

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to

break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the August 5, 2021 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application	Dr. Toni Scott-Terry	06/04/2021
	Narrative	Dr. Toni Scott-Terry	Received 07/07/2021
	Plat of Survey	L. R. Pass & Assoc.	06/03/2021
	Proposed Medical Buildout Architectural Plans, 45 sheets	Linden Group Architecture & Urban Planning	Revision Date 07/01/2021, Issued for Permit 07/07/2021, Received 07/08/2021
	Aluminum Door Systems: Aluminum Sectional Doors Brochure (Cut Sheet for Overhead Doors)	N/A	N/A

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:** Fitness use & Apartment @ 7151 W 183rd ST, Tinley Park, IL
☐ **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

Project Name: Allure Wellness Center
Project Description: Apartment
Project Address: 7151 W. 183rd ST Tinley Park, IL **Property Index No. (PIN):** _____
Zoning District: _____ **Lot Dimensions & Area:** _____
Estimated Project Cost: \$ 900,000

OWNER OF RECORD INFORMATION

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

Name of Owner: JASON TERRY / Toni Smith-Terry **Company:** GET CET LLC
Street Address: [REDACTED] **City, State & Zip:** [REDACTED]
E-Mail Address: [REDACTED] **Phone Number:** [REDACTED]

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: Toni Smith-Terry **Company:** Allure Laser & Med Spas
Relation To Project: Owner & Medical Director
Street Address: [REDACTED] **City, State & Zip:** [REDACTED]
E-Mail Address: [REDACTED] **Phone Number:** [REDACTED]

**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 representative.

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

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

The Fitness Center will be a small boutique Fitness area. will have weights, yoga, aerobic exercises

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

The addition will only enhance property values

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

This will NOT impede Normal development or improvement
only enhance

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

All Documentation is provide to ensure all necessities are met-

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

There is adequate ingress and egress already in place

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

Regulations will be conformed to

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

The entire facility will include Medical office, Medical Spa, Fitness/wellness Center and IV infusion Center

7/6/21

To: Village of Tinley Park, Building Department
From: Toni Scott-Terry, M.D.
RE: 7151 W. 183rd St, Tinley Park, IL 60477

This letter is a formal project narrative for the property located at 7151 W. 183rd St, Tinley Park, IL 60477.

GET CET LLC is the corporation, established in April 2021, that owns the building listed above. Jason Terry is the President of GET CET, LLC and Toni Scott-Terry, M.D. is the Vice President.

First Floor Occupancy

Scott-Terry Female Health Associates, P.C. is a medical OB-Gyn practice that was established in Feb 2004 and currently located in Frankfort, IL. Toni Scott-Terry, M.D. is the owner and medical director. The company will occupy 1217 sq feet of the building and accommodate 25 people.

I have 5 employees at this location and generally there may be an additional 5-10 people in the space at one time.

Hours of operation are Monday 9-6pm, Tuesday 9-4, Wednesday 9-3pm, Thursday 9-4pm, Friday 8-12pm, every other Saturday 9-1pm. Will have 11 parking stalls. There are 3 exam rooms

Allure Laser & Med Spa, LLC is a medial spa currently located in Tinley Park, IL and established in August 2015. Toni Scott-Terry, M.D. is the owner and medical director. We offer currently Botox, Dermal Fillers, IV Vitamin infusions, Laser hair removal, body sculpting (Coolsculpting, BTL skin tightening), Vaginal rejuvenation, Facials, Chemical Peels, Hormone Replacement Pellets, Microblading, Laser Liposuction. **Will request to add Massages once we move to the new location(I know there will be background checks and other requirements)**

The company will occupy 2,916 sq feet (1836 sq ft-spa, 430sq ft-infusions center, 337 sq ft leasable space, 313 sq ft- marketing, 2 bathrooms by marketing 100sq ft) and accommodate 50 people.

I will have 10 employees and there may be an additional 40 people in the space at once. Hours of operation are Tues/Thursday 9am-7pm, Wed/Fri 9-5pm, Saturday 9-3pm.

There will be 25 parking spaces. This area will accomodate 80 people. 6 exam rooms

Wellness & Fitness Center- This area will house the fitness/garage(1335 sq feet) will accommodate 25 people and yoga studio in basement (862 sq feet) will accommodate 20 people.

Hours of operation will most likely be 6am-8pm Mon-Sat

There will be 20 parking spaces available. This will be a boutique gym offering personal trainers, small classes and nutritionist.

1822 sq feet is common area and staff use.

Second Floor apartment: 3 bedroom/ 2 bath is 1243 sq feet. Will have 2 parking spaces allowed.

Basement

Basement Conference Center (2165 sq ft) Will accommodate 45 people. Will have 15 parking spaces - This will be utilized for small seminars

Basement Leasable space 1595 sq feet - have not obtained a leasee yet

Basement yellow area- future minor procedure room 731 sq feet

Basement existing mechanical area- 1348 sq feet

Basement Yoga Studio- 862 sq feet

Basement: 6701 sq feet

First Floor: 430 sq ft-infusion, 1836 sq ft- spa, 1217 sq ft medical office, 1822 sq feet-staff/common area, 1335 sq ft- garage/fitness, 313 sq ft- marketing, 337 sq ft- leasable space, will obtain the square footage for changing area by fitness center, white hallway on colored chart and 2 bathrooms by marketing

2nd Floor: 1243 sq feet

Sincerely,

Toni Scott-Terry, M.D.

Cell 312-498-8751

OFFICE:
P.O. Box 43559
Chicago, IL 60643
Tel: (773) 779-1700
Fax: (773) 779-9143
lpassassoc@yahoo.com

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

Plat of Surveys
Topography
Mortgage Inspection
Condominiums
Land Development
Legal Descriptions



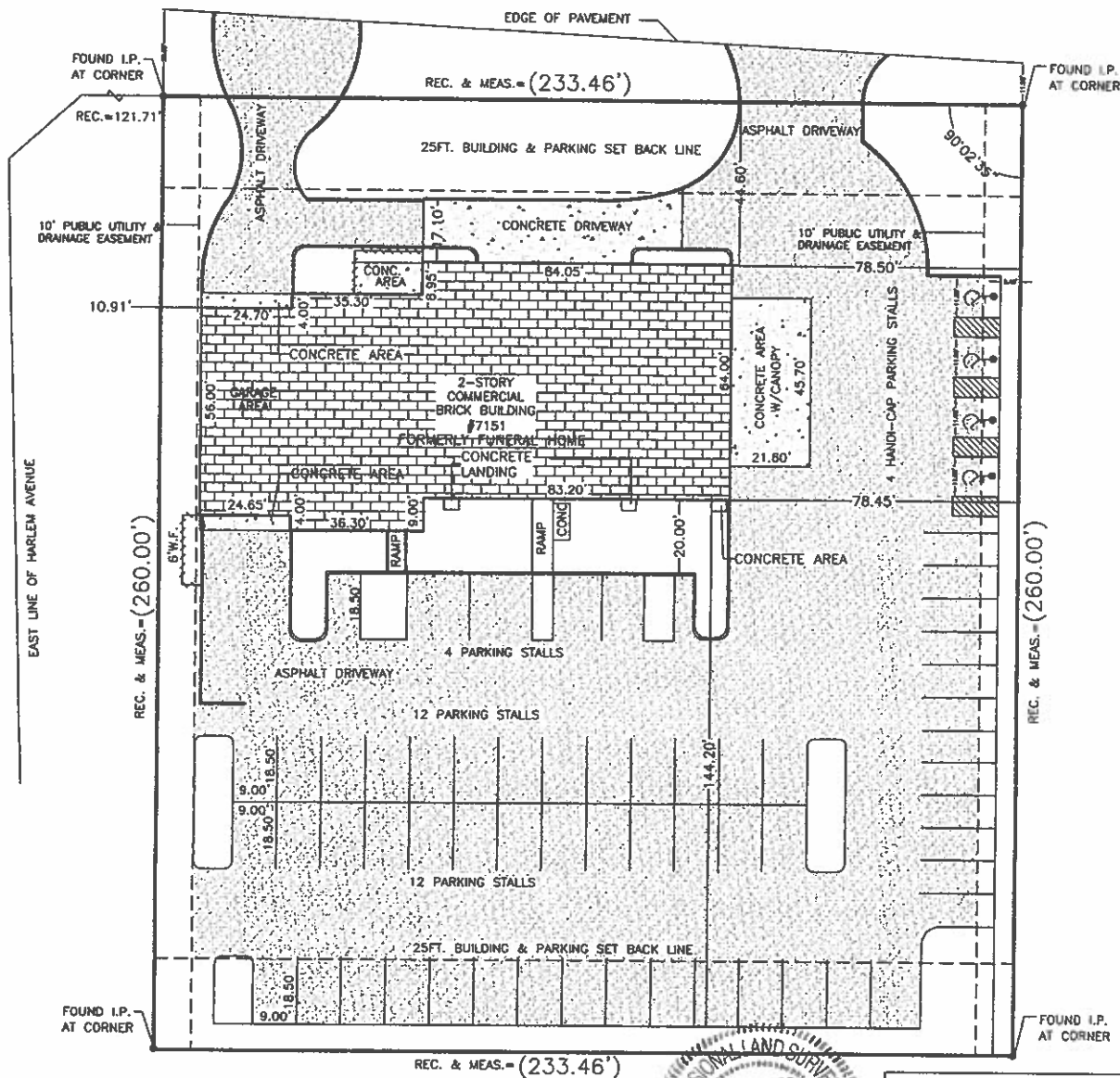
SCALE: 1"=20'

THE SOUTH 260.00 FEET OF THE NORTH 333.00 FEET OF THE EAST 233.46 FEET OF THE WEST 495.17 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 7151 183RD ST., TINLEY PARK, ILLINOIS.)

AREA= 60899.60 SQ. FT. (MORE OR LESS)
PERIMETER= 986.92 FT. (MORE OR LESS)
ACREAGE= 1.3934710744 (MORE OR LESS)

WEST 183RD STREET

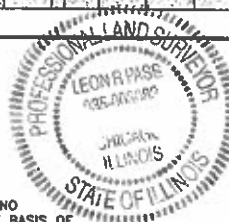


UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 06/01/2021
P. L. N.: 31-05-100-018-0000
BOOK NO.: G.P.
SURVEYOR: S.S.
DIMENSIONS ARE NOT TO BE SCALED.
ORDER NO.: 2106-1204
SCALE: 1" = 20 FEET
ORDERED BY: LAW OFFICE OF CARSHENA ROSS
A. C. S. M.

COMPARE ALL POINTS BEFORE BUILDING, NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION.
ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.



STATE OF ILLINOIS
COUNTY OF COOK

WE, L. R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.

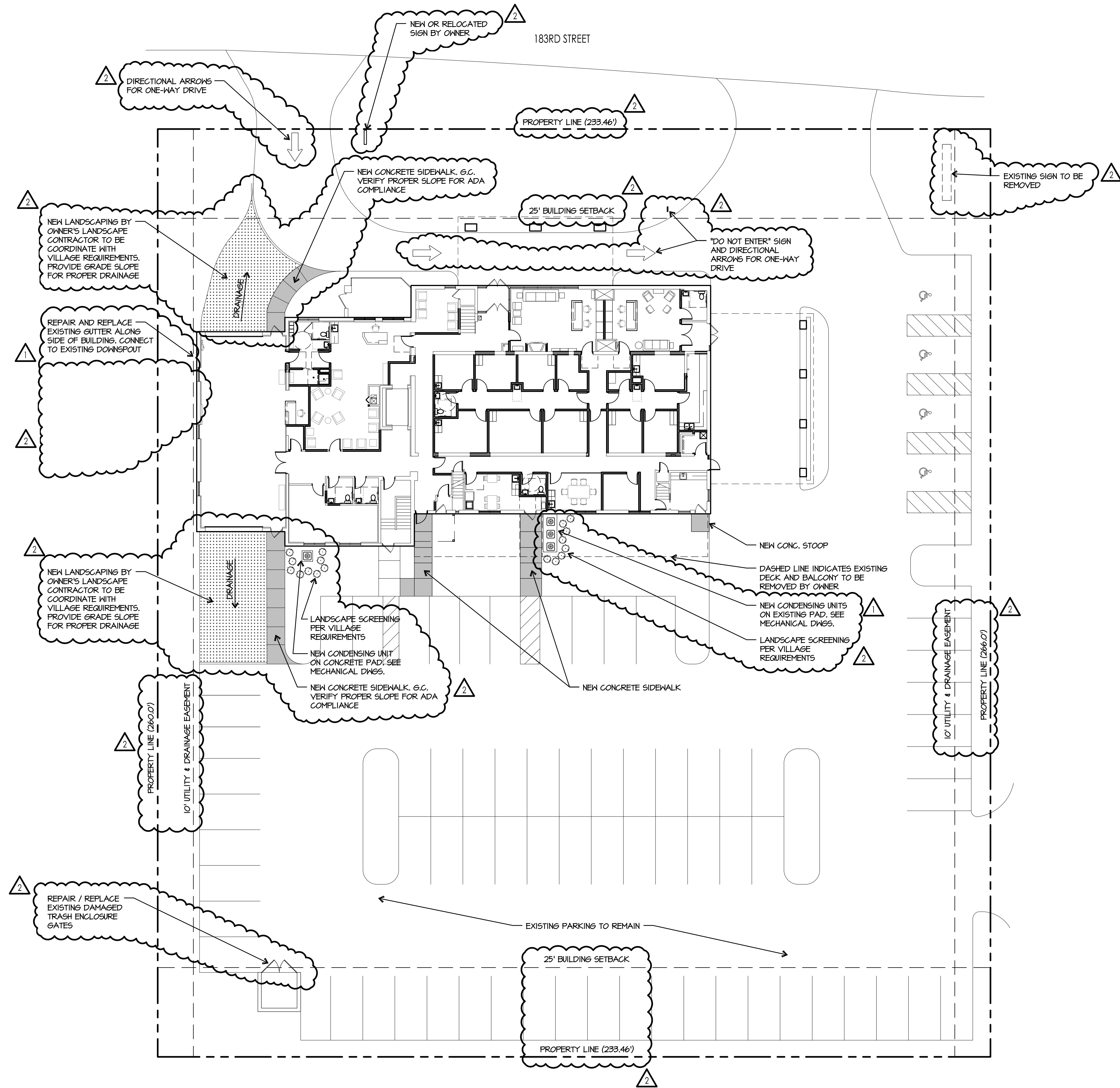
GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JUNE 2021.
LICENSE EXPIRATION DATE: 11/30/22

LEGEND

- FENCE POST (F.P.)
- "MAG" NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND
- + CUT CROSS- FOUND OR SET
- PROPERTY LINE

(140.45) RECORDED DATA
140.45 MEASURED DIMENSION

P:\2020\2020-2021\Drawing Title Construction Documents\Architectural\2020-2021_A-0.0 site plan.dwg 7/7/2021 11:19 AM KWWND A-0.0
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SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN SHOWN FOR GENERAL INTENT. G.C. SHALL VERIFY EXACT SCOPE OF WORK WITH THE OWNER.
2. THE SITE IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
3. NEW CONCRETE SHOWN IN SHADED AREAS. G.C. SHALL VERIFY EXACT SCOPE OF WORK AFTER REMOVAL OF DECK AND BALCONY. NEW STOOPS, SIDEWALKS, RAMPS, ETC. SHALL COMPLY WITH ADA AND ILLINOIS ACCESSIBILITY CODE. VERIFY GRADING AND ADJUST LAYOUT AS REQUIRED.



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

Proposed Interior Remodeling for:
**Dr. Toni Scott-Terry
ALLURE LASER & MED SPA**
7151 183rd Street, Tinley Park, IL 60477



Grant Walker Currier

DATE	DRAWN	DESCRIPTION
03-12-2021	KWY	ISSUED FOR BIDDING
04-02-2021	KWY	ADDENDUM #1
05-21-2021	KWY	ISSUED FOR LENDER REVIEW
06-24-2021	KWY	PLAN COMMISSION REVIEW
07-07-2021	KWY	ISSUED FOR PERMIT

2020-0207

PROJECT NUMBER

07-01-2021

DATE

KWY

DRAWN BY

FINAL REVIEW

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ARCHITECTURAL
SITE PLAN

SHEET NAME

A-0.0

SHEET

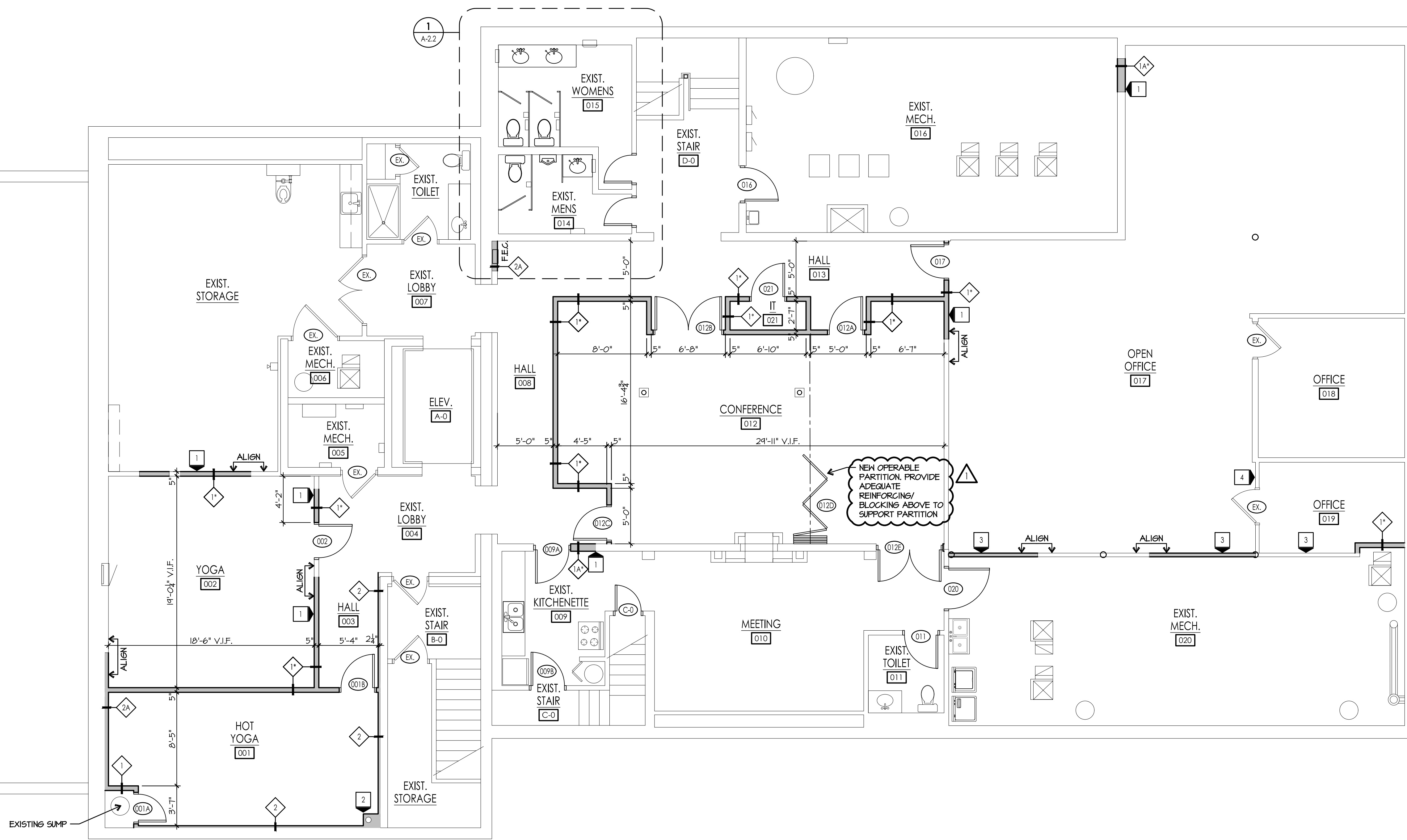


1
A-0.0

ARCHITECTURAL SITE PLAN

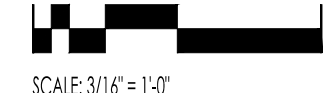
0 8' 16' 32'

SCALE: 1/16" = 1'-0"



1
A-2.0

BASEMENT FLOOR PLAN



BASEMENT AREA = 6,708 NET S.F.

FLOOR PLAN KEY NOTES

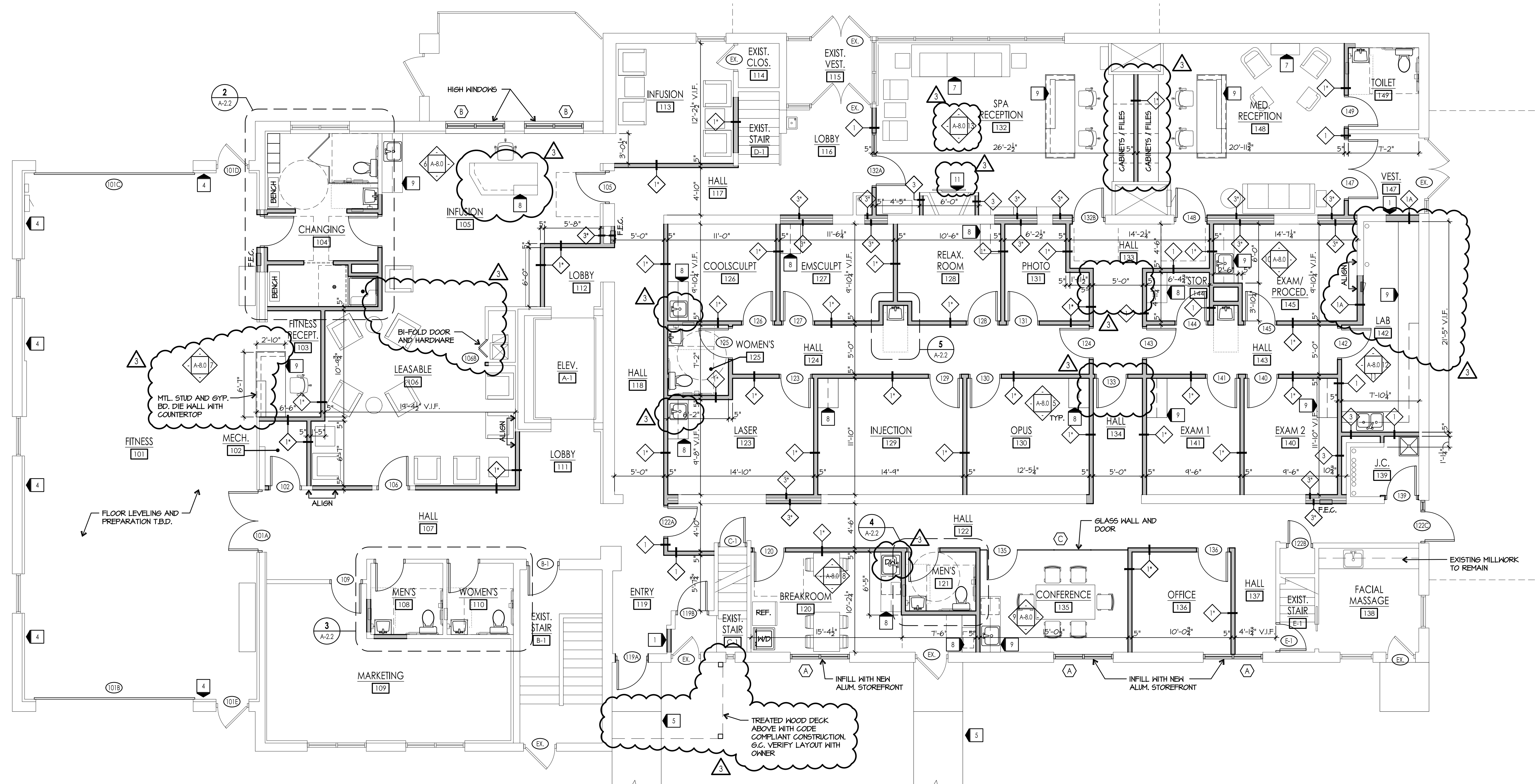
- INFILL EXISTING WALL OPENING WITH NEW WALL CONSTRUCTION. PARTITION TYPE SHOWN IS FOR GENERAL INTENT. CONTRACTOR SHALL VERIFY EXISTING WALL THICKNESS AND ADJUST FRAMING AS REQUIRED TO ALIGN BOTH SIDES OF THE WALL FOR A FLUSH FINISH.
- 5/8" GYP. BD. ON METAL FRAMING AS REQUIRED TO CONCEAL PLUMBING. FRAME CHASE AS SMALL AS POSSIBLE AROUND EXISTING PLUMBING.
- REMOVE EXISTING PEG BOARD (IF EXISTS) AND PROVIDE 3/4" SOUND ATTENUATING INSULATION AND 5/8" GYP. BD. ON EXISTING WALL FRAMING. WALL SHALL BE FINISHED ON THE LEASABLE SIDE OF THE WALL. MECHANICAL ROOM SIDE OF THE WALL EXISTING TO REMAIN.
- REMOVE AND REPLACE EXISTING GYP. BD. WITH NEW 5/8" GYP. BD. PROVIDE R-21 INSULATION AND VAPOR BARRIER IN WALLS AND R-30 INSULATION AND VAPOR BARRIER IN CEILING.
- NEW H.C. ACCESSIBLE CONCRETE STOOP AND SIDEWALK/RAMP. REFER TO SITE PLAN FOR MORE INFORMATION.
- 36"x36" (CLEAR) ADA ACCESSIBLE SHOWER STALL WITH FLIP DOWN BENCH AND GRAB BARS. REFER TO ACCESSIBILITY SHEETS FOR MORE INFO. PROVIDE PREFABRICATED SHOWER BASE AND TILED WALL FINISH. REFER TO PLUMBING DRAWINGS FOR MORE INFO.
- FURNITURE BY OWNER. S.C. VERIFY REQUIREMENTS AND LAYOUT WITH OWNER.
- S.C. TO SALVAGE & REINSTALL MILLWORK CABINET & COUNTERTOPS FROM OWNERS OFFICE. INSTALL AT NEW LOCATIONS AS NOTED. VERIFY WITH OWNER IF ANY ITEMS CANNOT BE SALVAGED/REINSTALLED; VERIFY REPLACEMENT OPTIONS WITH OWNER.
- NEW CABINETS & COUNTERTOPS AS NOTED; CONFIRM CABINET STYLE & LAYOUTS WITH OWNER PRIOR TO ORDERING. CABINET SELECTION: SCHILLINGS; STYLE: LANCASTER; COLOR: FRAPPE
- NEW SINK WITH CABINET BY OWNER.
- OWNER TO CONFIRM DESIGN OF EXISTING FIREPLACE; NEW TV TO BE INSTALLED ABOVE FIREPLACE; S.C. TO COORD.

FLOOR PLAN GENERAL NOTES

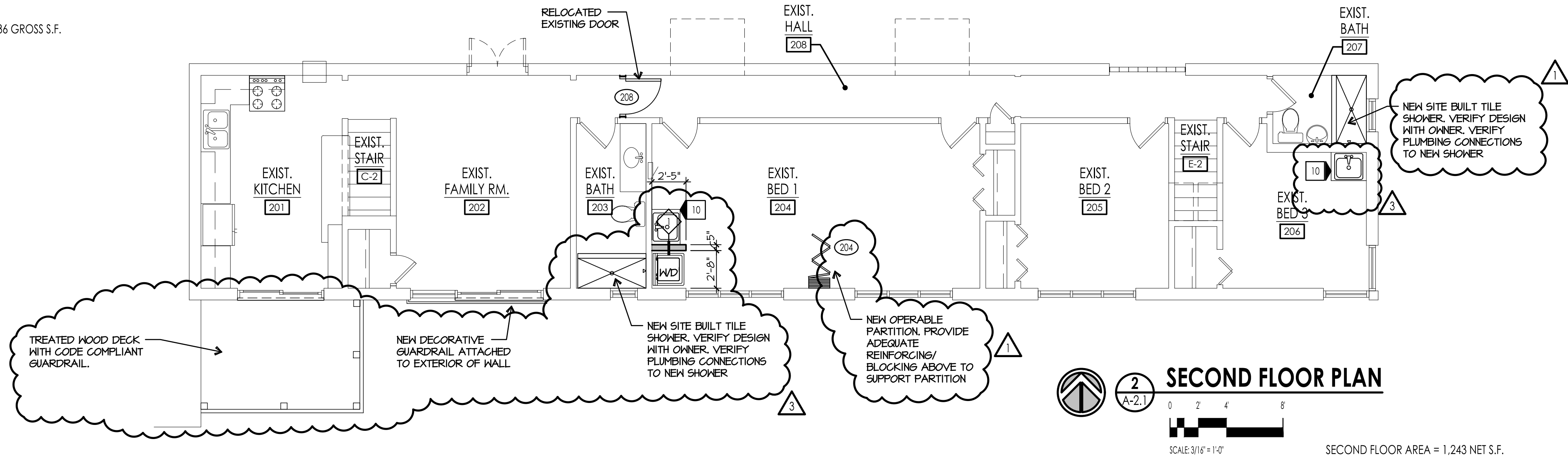
- WALLS ARE INDICATED WITH NOMINAL DIMENSIONS. REFER TO WALL SECTIONS AND PARTITION TYPES FOR ACTUAL DIMENSIONS AND WALL THICKNESS.
- DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, CONCRETE BLOCK, FACE OF METAL CLADDING, AND/OR OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
- F.E.C. - RECESSED OR SEMI-RECESSED CLEAR ANODIZED ALUMINUM FIRE EXTINGUISHER CABINET. VERIFY ALL REQUIRED LOCATIONS WITH THE AUTHORITY HAVING JURISDICTION.
- PROVIDE METAL STRAP BACKING IN WALLS AS REQUIRED FOR FIXTURE ATTACHMENT. COORDINATE ALL REQUIRED LOCATIONS WITH FURNITURE AND FIXTURE VENDORS. SEE DETAIL 2/A-2.2
- PARTITION TYPES SHOWN WHERE BUTTING UP TO AN EXISTING WALL ARE FOR GENERAL INTENT. CONTRACTOR SHALL VERIFY EXISTING WALL THICKNESS AND ADJUST FRAMING AS REQUIRED TO ALIGN BOTH SIDES OF THE WALL FOR A FLUSH FINISH.

EXISTING WALL CONSTRUCTION TO REMAIN
NEW WALL CONSTRUCTION

P:\2020\2020-2021\Drawing Title Construction Documents\Architectural\2020-2021 A-2.1 Floor Plans.dwg 7/18/2021 4:08 PM TOWNARD A-2.1
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1 FIRST FLOOR PLAN
A-2.1
SCALE: 3/16" = 1'-0"
FIRST FLOOR AREA = 9,036 GROSS S.F.



2 SECOND FLOOR PLAN
A-2.1
SCALE: 3/16" = 1'-0"
SECOND FLOOR AREA = 1,243 NET S.F.



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10100 ORLAND PARKWAY SUITE 110
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Proposed Interior Remodelling for:
Dr. Toni Scott-Terry
ALLURE LASER & MED SPA
7151 183rd Street, Tinley Park, IL 60477



DESCRIPTION
ISSUED FOR BIDDING
ADDENDUM #1
ISSUED FOR LENDER REVIEW
ISSUED FOR PERMIT

DATE
03-12-2021 KWW
04-02-2021 KWW
05-21-2021 KWW
07-07-2021 KWW

2020-0207
PROJECT NUMBER

07-01-2021
DATE

KWW
DRAWN BY

FINAL REVIEW

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FIRST AND SECOND
FLOOR PLANS

SHEET NAME

A-2.1

SHEET

511/521/522

ALUMINUM Door Systems



ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Model 511, Brown powder coat finish, Clear glass

General features and benefits – Models 511/521

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator
- Available in approximately 200 RAL powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

Cover image: Model 521, Clear anodized finish with Clear glass.



Model 522, Mirrored Gray glass

General features and benefits – Model 522

- **Frameless design** – the ultimate sleek and modern aluminum full-view door
- **Vinyl seals** between the sections and the flexible bottom seal help to minimize air flow
- **Large glass panels**, mounted to the front of the door, allow maximum light and visibility
- **1 3/8" thick aluminum section** with patent pending design for long life and durability
- **2 1/4" integrated reinforcing rib** on upper intermediate rail for doors 10'3" wide and over
- **Meets ASHRAE 90.1 and IECC® air infiltration requirements** with a third-party tested value of less than 0.4 cfm/ft²
- **Meets California Code of Regulation, Title 24 air infiltration requirements** with a third-party tested value of less than 0.3 cfm/ft²



ALUMINUM DOOR SYSTEMS

MODELS 511/521/522 offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Model 521, Clear anodized finish with Clear glass



Glass options for Models 511/521

Specialty Glass

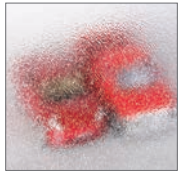
- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options:
Green, Gray, Bronze

Glass alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum



Double Strength
DSB** (Standard)



Obscure



Satin Etched



Gray Tint



Green Tint



Bronze Tint



Impact Frosted
Polycarbonate

Actual glass may vary from brochure photos due to fluctuations in the printing process.
Check with your Overhead Door™ Distributor to view a glass sample.

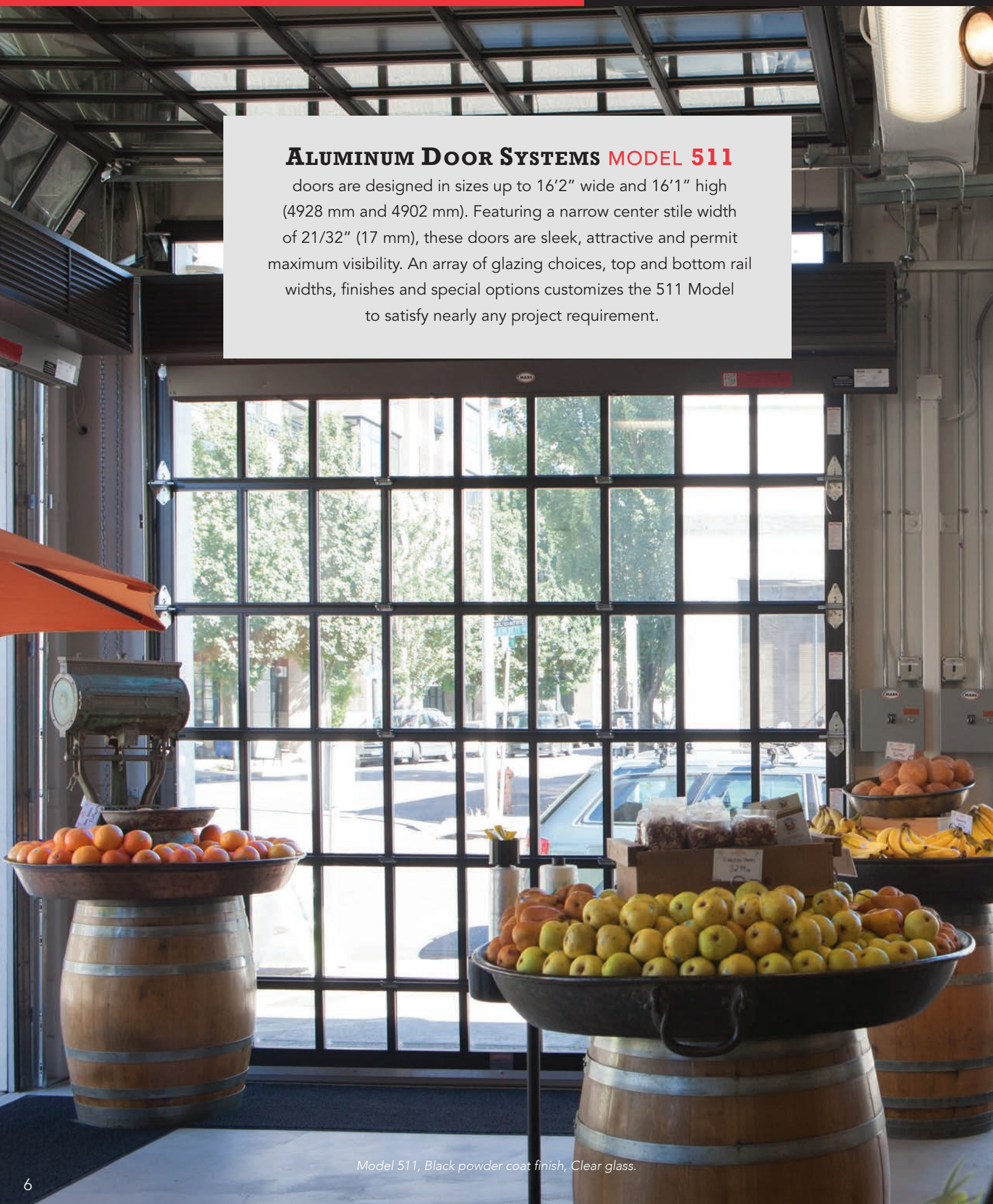
** Insulated options available.



Model 511, Clear Anodized finish with
Clear glass

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top and bottom rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.



Model 511, Black powder coat finish, Clear glass.



Standard features at a glance

Panel thickness	1 3/4" (45 mm)
Maximum standard height	16'1" (4902 mm)
Maximum standard width	16'2" (6147 mm)
Material	6063-T6 aluminum
Standard finish	204R-1 clear anodized
Center stile width	2 1/32" (17 mm)
End stile width	2 3/4" (70 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	3/4" (19 mm)
Bottom intermediate rail width	5/8" (16 mm)
Bottom rail width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited powder coat finish

Options

Glazing options*:

1/8" (3 mm) DSB;
 1/8" (3 mm) or 1/4" (6 mm) acrylic;
 1/8" (3 mm) or 1/4" (6 mm) tempered;
 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Chain hoist

Posi-tension drums

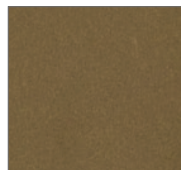
*Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

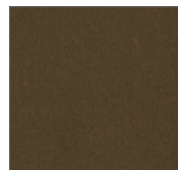
Anodized finishes



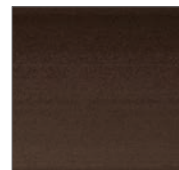
Clear (standard)



Light Bronze



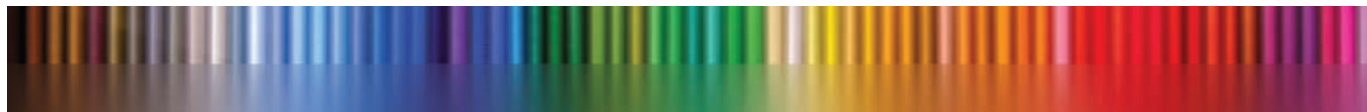
Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel layout	
Door width	Number of panels
to 11'11" (3632 mm)	3
12'0" to 14'11" (3658 mm to 4547 mm)	4
15'0" to 16'2" (4572 mm to 4928 mm)	5

Section stack	
Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8

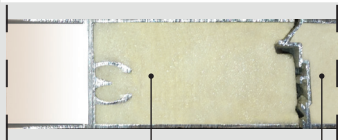
ALUMINUM DOOR SYSTEMS MODEL 521

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, powder coat black finish and Clear glass.

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard height	20'1" (6121 mm)
Maximum standard width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6 mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

Wind load and impact rated door available

Posi-tension drums

Bronze anodization

Powder coat finish

Pass door

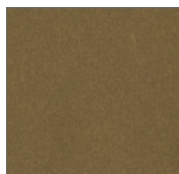
†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

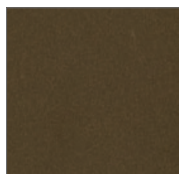
Anodized finishes



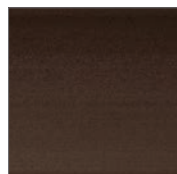
Clear (standard)



Light Bronze

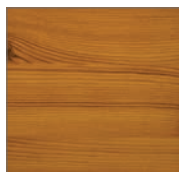


Medium Bronze

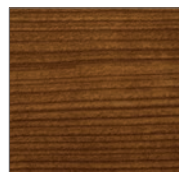


Dark Bronze

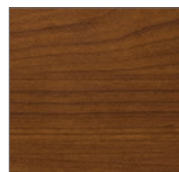
Wood grain powder coat finishes*



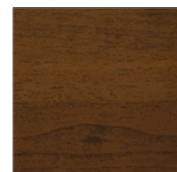
Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



*Wood grain availability dependent upon location.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel layout	
Door width	Number of panels
to 9'2" (to 2794 mm)	2 or 3 (standard)
9'3" to 12'2" (2819 mm to 3708 mm)	3
12'3" to 16'2" (3734 mm to 4953 mm)	4
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)
18'3" to 19'2" (5562 mm to 5842 mm)	5
19'3" to 20'11" (5867 mm to 6375 mm)	6**
21'0" to 23'11" (6401 mm to 7290 mm)	8**
24'0" to 26'2" (7315 mm to 7976 mm)	10**

Section stack	
Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8
16'2" to 18'1" (4928 mm to 5512 mm)	9
18'2" to 20'1" (5537 mm to 6121 mm)	10

**Special construction. Consult your local Overhead Door™ Distributor for additional information.

ALUMINUM DOOR SYSTEMS MODEL 522

This aluminum full-view door is ideal for restaurants, auto dealerships and any application where the door needs to integrate seamlessly with the aesthetics of the building.

Model 522, Mirrored Bronze glass



Standard features at a glance

Section thickness	1 3/8" (35 mm)
Maximum standard height	14'1" (4318 mm)
Maximum standard width	18'2" (5486 mm)
Material	6063-T6 aluminum
Standard finish	White, Black or Bronze Powder Coat
Center stile width	3" (76 mm)
End stile width	3 1/2" (89 mm)
Top rail width	3 1/2" (89 mm)
Top intermediate rail width	1 5/8" (41 mm)
Bottom intermediate rail width	1 3/8" (35 mm)
Bottom rail width	3 1/2" (89 mm)
Standard springs	10,000 cycle
Track	Provide track as recommended by manufacturer to suit loading required and clearances available
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited

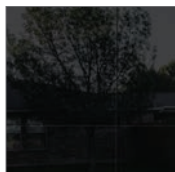
Options

Springs: 25,000, 50,000, 75,000 or 100,000 cycles
 Weather stripping: jamb and header seals
 White or Black powder coat track

Glass options



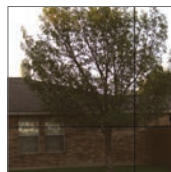
Opaque White



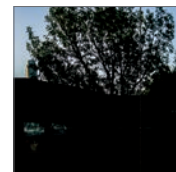
Opaque Black



Mirrored Gray



Mirrored Bronze



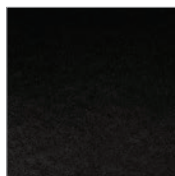
Translucent Black

Structure options

Powder Coat Finishes



White

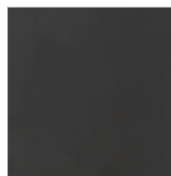


Black

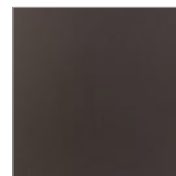


Bronze

Anodized Finishes



Black



Bronze

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Aluminum and glass pairing

Aluminum options

White Powder Coat

Black Powder Coat / Bronze Powder Coat /
Black Anodized / Bronze Anodized

Glass color

Opaque White

Opaque Black / Mirrored Gray / Mirrored Bronze /
Translucent Black

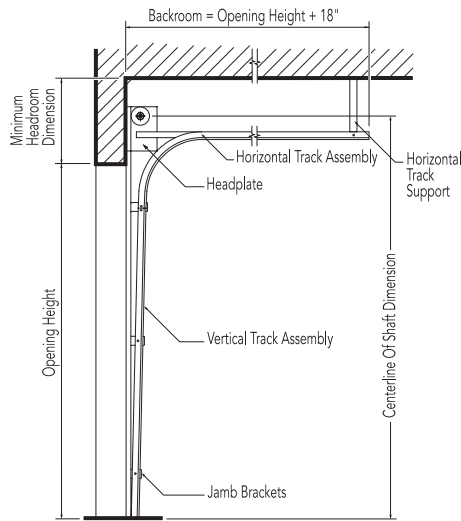
Each door is unique and built to order, therefore a slight deviation in glass alignment is possible. These doors may become hot to the touch in sustained hot weather. See website for door sizes, section selection and other details.

Track detail

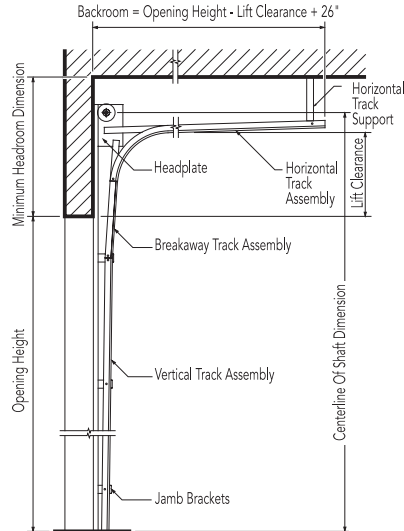
Any of the following track configurations can be selected for 511, 521 and 522 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

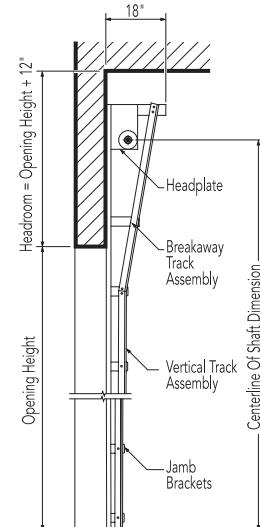
Standard lift track



Lift clearance track Standard



Full vertical track



2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 11 5/8" (295 mm)	14 1/4" (362 mm)
Thru 16'0" (4877 mm)	O.H. + 12 5/8" (321 mm)	20 1/2" (521 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + 14 5/8" (372 mm)	18" (457 mm)
Thru 32'0" (9754 mm)	O.H. + 16 7/8" (429 mm)	21 1/2" (546 mm)

2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 8 3/4" (222 mm)
Thru 16'0" (4877 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 11 1/4" (286 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 22'0" (6706 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 11 1/2" (292 mm)
Thru 32'0" (9754 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 12 1/4" (311 mm)

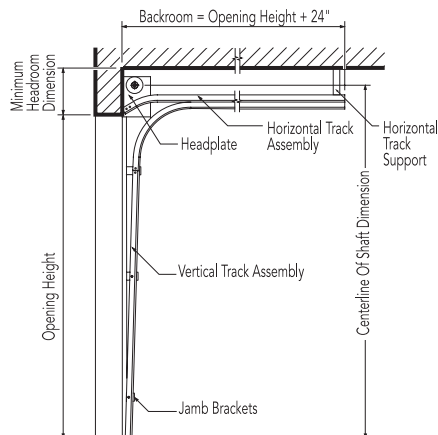
2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 11'0" (3353 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
Thru 16'0" (4877 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
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Low headroom track Springs to front



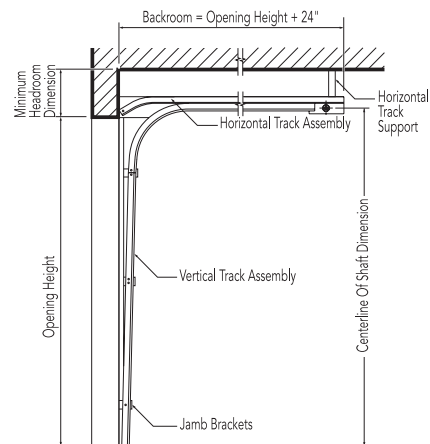
2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	D.H. + 8" (203 mm)	11 3/4" (299 mm)
Thru 16'0" (4877 mm)	D.H. + 8" (203 mm)	12 1/2" (318 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 12'0" (3658 mm)	D.H. + 9" (229 mm)	13" (330 mm)
Thru 32'0" (5486 mm)	D.H. + 9" (229 mm)	13 3/4" (349 mm)

Low headroom track Springs to rear



2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 2" (51 mm)	7 1/2" (191 mm)
Thru 16'0" (4866 mm)	O.H. 2" (51 mm)	8" (203 mm)

3" (76 mm) Track [15" (381 mm) radius]

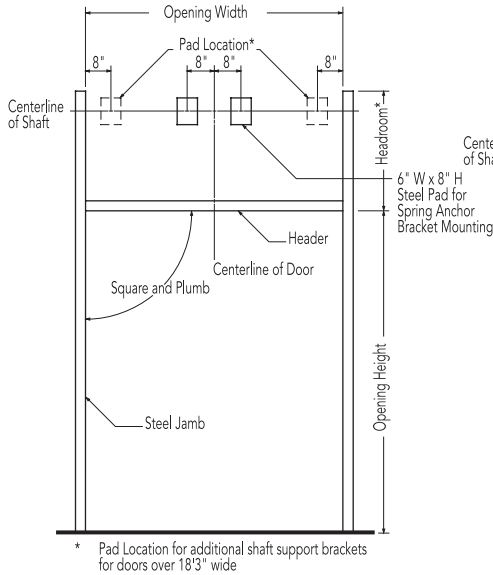
Thru 18'0" (5486 mm)	O.H. 6 3/4" (171 mm)	9 3/4" (248 mm)
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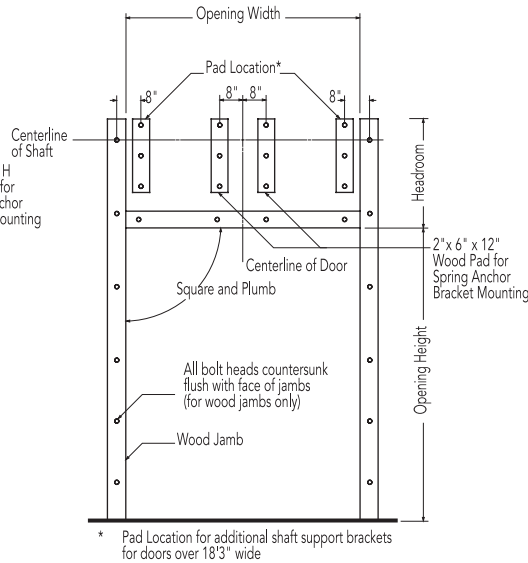
Framing and pad detail

Framing and pad details for common installation of Aluminum doors in steel, wood, concrete and masonry jambs are provided here. If you require additional information or have special project requirements, refer to the Architectural Design Manual, (www.overheaddoor.com/ADM/base.html) or consult with the Applications Engineering Group or your local Overhead Door™ Distributor.

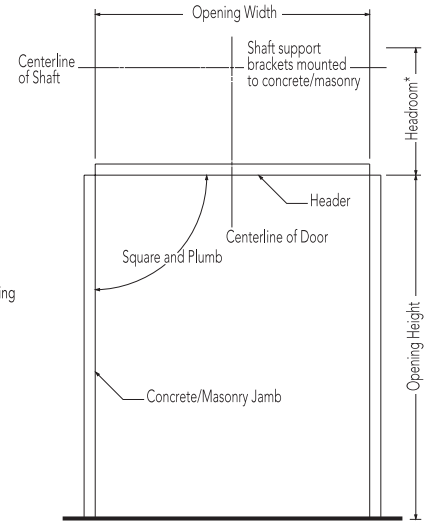
Steel jambs



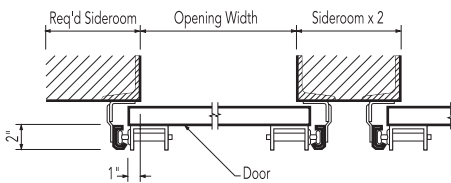
Wood jambs



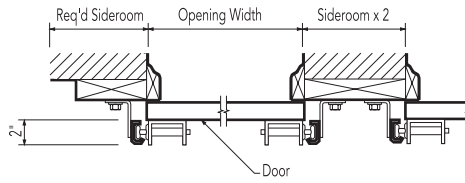
Concrete/masonry jambs



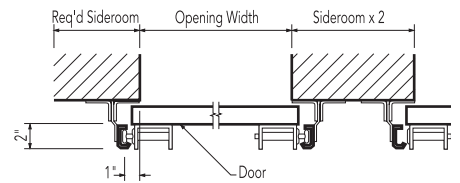
2" (51 mm) track



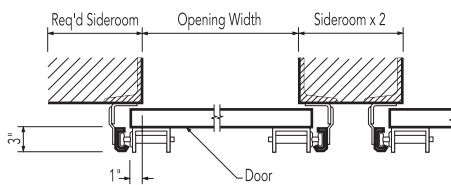
2" (51 mm) track



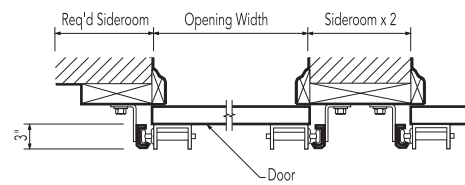
2" (51 mm) track



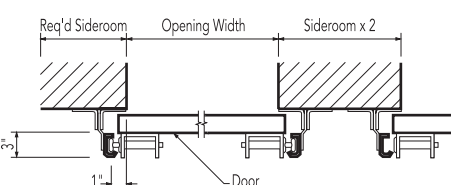
3" (76 mm) track



3" (76 mm) track



3" (76 mm) track



Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	6 1/2" (165 mm)
Full vertical	4 1/2" (114 mm)	6 1/2" (165 mm)

Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	3 1/2" (89 mm)	5 1/2" (140 mm)
Low headroom	8" (203 mm)	9" (229 mm)
Lift clearance	3 1/2" (89 mm)	5 1/2" (140 mm)
Full vertical	3 1/2" (89 mm)	5 1/2" (140 mm)

Minimum required sideroom

Track type	2" Track (51 mm)	3" Track (76 mm)
Standard lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low headroom	9" (229 mm)	10" (254 mm)
Lift clearance	4 1/2" (114 mm)	5 1/2" (140 mm)
Full vertical	4 1/2" (114 mm)	5 1/2" (140 mm)

Electric operators

We offer a broad line of electric operators to suit new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications.

We are one of the only national manufacturers to offer a full line of commercial and industrial doors and operators specifically designed for integral applications.

Model RHX®

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.



Model RMX®

Model RMX® is our most advanced medium-duty operator. It is designed for quicker installation and hassle-free operation and operates doors up to 14' (4267 mm) in height and 620 pounds (282 kg). It is available as a trolley-type or side-mounted unit.

Model RSX®

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.

Operator control options

- Push-button, key or combination stations; surface- or flush-mounted for interior and/or exterior locations
- Vehicle detectors, key card reader, photocell and door timer controls
- Treadle or pull switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Explosion and dust ignition-proof systems

Electric operator selection guide										
	Horsepower/ Newtons	Max. height of door	Max. weight of door	Super Belt™/ Polybelt	Worm gear	Adjustable clutch	Totally enclosed	Continuous duty	Explosion proof	Mounting type
RHX®	1/2 HP, 3/4 HP 1 HP, 3 HP	24' (7315 mm)	3696 lbs (1676 kg)		•	•		•	•	T, S, C
RSX®	1/2 HP, 3/4 HP 1 HP	24' (7315 mm)	1620 (735 kg)	•		•	•	•		T, S, C
RMX®	1/2 HP	14' (4267 mm)	620 (281 kg)	•						T, S

Mounting options:
T=Trolley S=Side mount C= Center mount

Safety recommendations

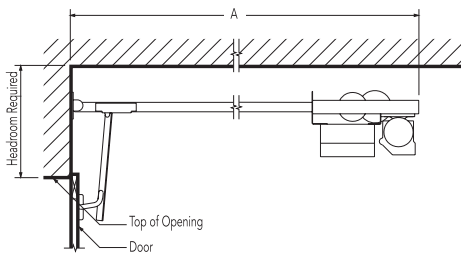
We strongly recommend the use of a primary safety device as defined by UL325 2010. A primary safety device can be approved monitored photo-eyes or an approved monitored sensing edge. If a primary safety device is not installed, a constant contact control switch must be used to close the door. Contact your Overhead Door™ Distributor for more information.



Mounting details

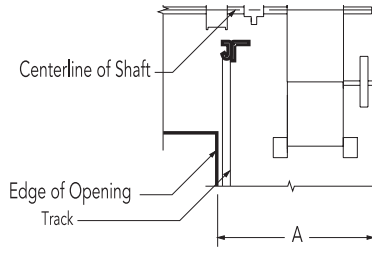
Trolley-type (Drawbar) RMX®, RSX®, RHX®

Trolley-type (Drawbar) operators feature a power unit mounted between, above and to the rear of the horizontal tracks. The drawbar drive provides positive control of the door at all times, making this operator the preferred choice whenever possible. Maximum door width is 20' per drawbar. Door width over 20' requires dual drawbar installation. Available on Models RMX®, RSX® and RHX®.



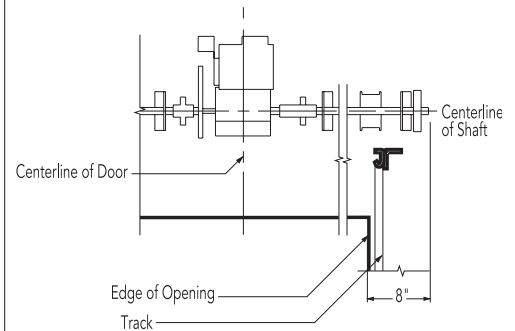
Side mount type (Jackshaft) RMX®, RSX®, RHX®

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



Center mount type/Jackshaft RSX®, RHX®

Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Minimum headroom requirements	"A" dimension - minimum (sideroom)		Minimum headroom requirements
RMX® Track requirements +4 1/2" (114 mm)	2" track (51 mm)	3" track (76 mm)	RSX® Track requirements +14" (356 mm)
RSX® Track requirements +5" (127 mm)	RMX® 18 1/2" (470 mm)	19 1/2" (495 mm)	RHX® Track requirements +23 5/8" (600 mm)
RHX® Track requirements +5" (127 mm)	RSX® 21" (533 mm)	22" (559 mm)	
	RHX® 21" (533 mm)	22" (559 mm)	
Depth requirements - "A" dimension (backroom)			
RMX® Door height +4' 0" (1219 mm)			
RSX® Door height +4' 0" (1219 mm)			
RHX® Door height +4' 10" (1219 mm)			



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PLAN COMMISSION STAFF REPORT

July 15, 2021 – Workshop

Petitioner

Village of Tinley Park

Code Section

Sec. of Zoning Ordinance

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Senior Planner

Zoning Code Text Amendment - Adult-Use Cannabis Dispensary Locations

EXECUTIVE SUMMARY

The Cannabis Regulation and Tax Act ("Act"), was signed into law by Governor JB Pritzker on June 25, 2019 (amended and adopted as Public Act 101-0593 December 4, 2019). Effective as of January 1, 2020, the Act legalized the possession and private use of cannabis for Illinois residents over 21 years of age. With the adoption of the Act, municipalities may not restrict the private consumption of cannabis that is authorized by the Act. However, municipalities can adopt and enforce local ordinances to regulate the possession and public consumption of cannabis so long as the regulations and penalties are consistent with the Act. The Act also preserves local zoning authority and authorizes municipalities to prohibit or significantly limit the location of cannabis businesses by ordinance.

On August 4, 2020 the Village adopted Ord. 2020-O-038 (attached) regulating adult-use recreational cannabis establishments and allowing dispensaries to operate in the Village with limitations on their locations. Since that time no licenses have been available for a Cannabis Dispensary to locate in the Village. Staff has had discussions with dispensary groups and received feedback that with the current zoning regulations, finding a location was proving difficult.

With the potential of more licenses to be issued by the State and feedback from the Village Board, Staff has re-examined the regulations to determine what changes can be made that would make it easier for a dispensary to locate in the Village.

Proposed changes for recreational dispensaries include:

- Allowing in multi-tenant structures and not just standalone structures.
- Remove corridor requirements that limit locations along 159th St, Harlem Ave, and LaGrange Rd)
- Allowing as a Special Use in additional commercial districts beyond B-2 and B-3, including B-1, ORI, M-1, and Overlay Districts.

EXISTING ALLOWANCES

Use Chart

The current allowances for adult-use cannabis are indicated in the chart below (located in Section V.B.Schedule I (schedule of Permitted Uses – By Use Type) and in the attached Ordinance (2020-O-038). In addition to this chart, it is noted that all cannabis businesses are prohibited in the Legacy Code Districts.

USE	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Adult-use cannabis craft grower	X	X	X	X	X	X	X	X	X
Adult-use cannabis cultivation center	X	X	X	X	X	X	X	X	X
Adult-use cannabis dispensing organization	X	X	S*	S*	X	X	X	X	X
Adult-use cannabis infuser organization or infuser	X	X	X	X	X	X	X	X	X
Adult-use cannabis processing organization or processor	X	X	X	X	X	X	X	X	X
Adult-use cannabis transporting organization or transporter	X	X	X	X	X	X	X	X	X

*only one SUP for Adult-Use Cannabis Dispensing Organization will be approved within the Village of Tinley Park.

Additional Location Regulations in Sec. V.C.13. (Supplementary Business Regulations – Adult Cannabis Business Establishments)

Below is a list of existing location regulations for adult-use cannabis dispensing organizations. Other requirements of Adult-Use Cannabis Dispensing Organizations, such as submittal information, Special Use procedures, operating requirements, licensing, and the maximum of one location in the Village are not being changed or analyzed with this text amendment.

- b. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
 - i. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or day care center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - ii. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
 - iii. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue and LaGrange Road.
 - iv. Facility must be located in a standalone building; no co-tenancy with other uses allowed.

PROPOSED CHANGES

Use Chart (Proposed Code Changes Indicated in Red)

USE	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Adult-use cannabis craft grower	X	X	X	X	X	X	X	X	X
Adult-use cannabis cultivation center	X	X	X	X	X	X	X	X	X
Adult-use cannabis dispensing organization	X	S*	S*	S*	X	X	S*	S*	S*
Adult-use cannabis infuser organization or infuser	X	X	X	X	X	X	X	X	X
Adult-use cannabis processing organization or processor	X	X	X	X	X	X	X	X	X
Adult-use cannabis transporting organization or transporter	X	X	X	X	X	X	X	X	X

Additional Location Regulations in Sec. V.C.13. (Supplementary Business Regulations – Adult Cannabis Business Establishments)

- c. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:
- v. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or day care center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
 - vi. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
 - ~~vii. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue and LaGrange Road.~~
 - ~~viii. Facility must be located in a standalone building; no co-tenancy with other uses allowed.~~

RECOMMENDATION

Based on Village Trustee direction, Staff is recommending, the Zoning Ordinance be amended to allow Adult-Use Cannabis Dispensing Organizations to be allowed in the following zoning districts: B-1 (Neighborhood Shopping), ORI (Office and Restricted Industrial District), M-1 (General Manufacturing), and MU-1 (Duvan Drive Overlay District) as Special Uses in addition to their current allowances. Additionally, that restriction for location in a standalone building and corridor restrictions be removed. An ordinance will be drafted reflecting these amendments available for the Public Hearing at the Plan Commission meeting scheduled for August 5, 2021.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE
NO. 2020-O-038

**AN ORDINANCE AMENDING THE
TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING
ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS**

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

CYNTHIA A. BERG
WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
MICHAEL W. GLOTZ
MICHAEL G. MUELLER
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2020-O-038

**AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE
FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS
ESTABLISHMENTS**

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

WHEREAS, On June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (hereinafter referred to as “Act”); and

WHEREAS, The Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses, such as craft growers, infusers and processors; and,

WHEREAS, pursuant to the Act, the Village may enact reasonable zoning ordinances or resolutions not in conflict with the Act, regulating cannabis business establishments, including rules adopted governing the time, place, manner and number of cannabis business establishments, and minimum distance limitations between cannabis business establishments and locations the Village deems sensitive; and

WHEREAS, On March 3, 2020, the Village Board discussed the results of the Citizen Survey regarding the sale of cannabis within the Village and directed staff to research regulations and zoning text amendments related to the sale of sale of cannabis; and

WHEREAS, The Village currently provides for the sale and growing of Medical Cannabis as a Special Use is defined zoning districts; and

WHEREAS, under the Act, “Adult Use Cannabis Dispensing organizations,” as that term is defined by the Act (“Recreational Dispensaries”), will be authorized to sell cannabis to eligible medical card holders and all adults over the age of 21 starting January 1, 2020; and

WHEREAS, Amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village held a Public Hearing on July 2, 2020, on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

WHEREAS, the President and Board of Trustees have reviewed the matter herein and have determined that amending the Zoning Ordinance to regulate Adult-Use Cannabis Business establishments is in the best interest of the Village of Tinley Park.

NOW, THEREFORE, Be It Ordained BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:

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

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

- (a) That the purpose of the proposed text amendments is to define and regulate Adult-Use Cannabis Dispensing Organizations as a Special Use in certain zoning districts; and
- (b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and
- (c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and
- (d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II.B (Definitions) is hereby amended by deleting the definition for “Medical Cannabis Cultivation Facility” and by adding the following in alphabetical order as follows:

ADULT-USE CANNABIS BUSINESS ESTABLISHMENT: A cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

ADULT-USE CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS CULTIVATION CENTER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS INFUSER ORGANIZATION OR INFUSER: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS PROCESSING ORGANIZATION OR PROCESSOR: A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

ADULT-USE CANNABIS TRANSPORTING ORGANIZATION OR TRANSPORTER:

An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis regulation and Tax Act, (P.A.101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

PERSON: Any person, firm, corporation, association, club, society or other organization, including any owner, manager, proprietor, employee, volunteer or agent.

Section 4: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by deleting “Medical Cannabis Cultivation Center” under the heading of “OTHER USES”.

Section 5: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding various “Adult-Use Cannabis Business Establishments” in alphabetical order under the heading of “OTHER USES” thereby indicating the use “Adult-Use Cannabis Dispensing Organization” is allowed in the B-2 (Community Shopping District) or B-3 (General Business and Commercial) districts as a Special Use and that all other “Adult-Use Business Establishments” are prohibited, to read as follows:

USE	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Adult-use cannabis craft grower	X	X	X	X	X	X	X	X	X
Adult-use cannabis cultivation center	X	X	X	X	X	X	X	X	X
Adult-use cannabis dispensing organization	X	X	S*	S*	X	X	X	X	X
Adult-use cannabis infuser organization or infuser	X	X	X	X	X	X	X	X	X
Adult-use cannabis processing organization or processor	X	X	X	X	X	X	X	X	X
Adult-use cannabis transporting organization or transporter	X	X	X	X	X	X	X	X	X

*only one SUP for Adult-Use Cannabis Dispensing Organization will be approved within the Village of Tinley Park.

Section 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by deleting “Medical Cannabis Cultivation Facility” and the reference “S” (denoting a Special Use), under the heading “ORI Office and Restrict Industrial”.

Section 7: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain terms under the heading “B-2 Community Shopping” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 8: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding certain uses under the heading “B-3 General Business & Commercial” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

Section 9: That Section XII, Section A. Table 3.A.2. (Prohibited Uses) is hereby amended by adding in alphabetical order, “Adult Cannabis Business Establishments” under the heading “Prohibited Uses”.

Section 10: That Section V.C. (Supplementary District Regulations) is hereby amended to add Section 13 “Adult Cannabis Business Establishment” to read as follows:

Adult-Use Cannabis Business Establishments: It is the intent and purpose of this Section to provide regulations regarding the dispensing of adult-use cannabis occurring within the corporate limits of the Village of Tinley Park. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply. Adult-Use Cannabis Business Establishment facilities, as defined herein, requiring approval of a Special Use in the respective districts in which they are requested shall be processed in accordance with Section X.J (Special Uses) of the Tinley Park Zoning Ordinance and as provided herein.

- a. **Adult-use Cannabis Business Establishment Components:** In determining compliance with Section X.J. (Special Uses), the following components of the Adult-Use Cannabis Establishments shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of the properties:
 - i. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - ii. Proposed structure in which the facility will be located, total square footage, security installations/security plan and building code compliance.
 - iii. Hours of operation and anticipated number of customers/employees.
 - iv. Anticipated parking demand based on Section VIII.A.10 for retail uses and available private parking supply.
 - v. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - vi. Site design, including access points and internal site circulation.
 - vii. Proposed signage plan and conformance with Section IX (Sign Regulations) and regulations as outlined in Section V.C.13.

- viii. Compliance with all requirements provided in Section V.C.13 (Adult-use Cannabis Business Establishments), as applicable.
- ix. Other criteria determined to be necessary to assess compliance with Section V.J. (Special Uses) of this Title.
- x. In addition to the Special Use Standards outlined in this section no Special Use for an Adult Cannabis Business Establishment shall be recommended by the Plan Commission unless said Commission shall find:
 - aa. That there is sufficient distance (or setback) between the operations of the Special Use and the public right-of-way so that the operations of the SUP do not dominate nor alter the essential character of the street frontage or be detrimental to the overall character of the commercial corridor; and
 - bb. That opportunities exist for shared parking to accommodate unexpected parking needs associated with the Special Use.

b. Adult-Use Cannabis Dispensing Organization: In those zoning districts in which an Adult-Use Cannabis Dispensing Organization may be located, the proposed facility must comply with the following:

- i. Facility may not be located within 400 feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school or day care center. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- ii. Facility may not be located in a dwelling unit or within 100 feet of the property line of a pre-existing property zoned or used for residential purposes.
- iii. Adult-Use Cannabis Dispensing Organization will be limited to locations with frontage on 159th Street, Harlem Avenue and LaGrange Road.
- iv. Facility must be located in a standalone building; no co-tenancy with other uses allowed.
- v. Facility shall not sell food for consumption on the premises.
- vi. Facility shall not allow on-site consumption or smoking of cannabis.
- vii. Facility shall be restricted to the following hours of operation: Monday through Saturday (8:00 a.m. to 9:00 p.m.); Sundays (12:00 p.m. to 6:00 p.m.)
- viii. Facility shall not be allowed to have a drive-through window or service.

- ix. Signage shall be limited to: one flat wall sign that does not exceed ten (10) sq. ft. in area; and one identifying sign that does not exceed two sq. ft in area, which identifying sign may include only the dispensary's address. Such signs shall not be directly illuminated; obstruct the entrance or windows of the recreational cannabis dispensary; include an electronic message sign or any temporary signs on the exterior of the property. No signage on the exterior of a recreational cannabis dispensary may contain cannabis imagery such as cannabis leaves, plants, smoke, cannabis paraphernalia, or cartoonish imagery oriented towards youth, or any language terms referencing cannabis, or any slang or street terms commonly associated with cannabis. Notwithstanding anything to the contrary a recreational cannabis dispensary must post a sign with text that is clearly legible and conspicuous immediately adjacent to all entrances that includes the following language: "Persons under the age of 21 are prohibited from entering unless a qualifying patient with a prescription issued under the Compassionate Use Medical Cannabis Program Act"
- x. The exterior of all bags, sacks, totes or boxes provided to customers to carry cannabis out of the recreational cannabis dispensary must be opaque and without text or graphics advertising or identifying the contents of the products contained within.
- xi. Facility shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an Adult-Use Cannabis Business Establishment and the site on which it is located, consistent with the requirements of the Act. Security personnel is required to be on site during all hours of operation.
- xii. For purposes of determining required parking, said facilities shall be classified as a "Retail Store" per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section Section X.J. (Special Uses).
- xiii. Petitioner shall file an affidavit with the Village affirming compliance with Section V.C.13. (Adult-Use Cannabis Dispensing Organization) as provided herein and all other requirements of the Act.

c. Additional Requirements

- i. No more than one Adult-Use Cannabis Dispensing Organization shall be permitted within the Village of Tinley Park corporate limits.
- ii. Adult-Use Cannabis Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this Ordinance.
- iii. All Cannabis Business Establishment shall register annually with the Village of Tinley Park pursuant to the Village Municipal Code.

Section 14: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 15: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED THIS August 4, 2020.

AYES: Berg, Brady, Brennan, Galante, Glotz, Mueller

NAYS: None

ABSENT: None

APPROVED THIS August 4, 2020.

ATTEST:



VILLAGE CLERK

VILLAGE PRESIDENT

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

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2020-O-038, "AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS." which was adopted by the President and Board of Trustees of the Village of Tinley Park on August 4, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this August 4, 2020.



KRISTIN A. THIRION, VILLAGE CLERK



Interoffice Memo

Date: June 29, 2021
To: Committee of the Whole
Cc: Dave Niemeyer, Village Manager
From: Kimberly Clarke, AICP-Community Development Director
Subject: Zoning Code- Cannabis Dispensaries

Discussion:

Per a news article published by ABC on May 27, 2021, The Illinois House voted to make changes to the awarding of licenses to marijuana dispensaries. *"House Bill 1443 would award 110 new cannabis dispensary licenses in a pair of lotteries. Those licenses would be targeted toward Black, Hispanic and other minority residents. The bill would also pave the way for 75 more licenses to be distributed that have been in limbo because of the ongoing coronavirus pandemic. Cannabis revenues in Illinois for the month of April were reported to be nearly \$115 million. This outpaced the tax revenue generated from liquor sales".*

With the potential of more licenses to be issued in the next month by the State, Staff is re-examining our zoning code to determine if there are changes that can be made that would make it easier for a dispensary to locate in the Village.

The Village adopted Ordinance No. 20-O-038 (see attached) which amended the Tinley Park Zoning Ordinance to define and regulate Adult Cannabis Dispensing Organizations as a Special Use in the B-2 & B-3 Commercial Zoning Districts along with conditions to be considered within those districts. The conditions that are currently in place that impact the location of a dispensary are:

- i. Facility may not be located **within 400 feet** of the property line of a pre-existing **public or private nursery school, preschool, primary or secondary school or day care center**. This shall not include a daycare home (daycare conducted within a residence) or residential care home. Learning centers or technical and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

- ii. Facility may not be located in a dwelling unit or **within 100 feet** of the property line of a pre-existing property zoned or used **for residential purposes**.
- iii. Adult-Use Cannabis Dispensing Organization will be limited to locations with **frontage on 159th Street, Harlem Avenue and LaGrange Road**.
- iv. Facility must be located in a **standalone building**; no co-tenancy with other uses allowed.
- v. For purposes of determining **required parking**, said facilities shall be classified as a "Retail Store" per VIII A.10. (Number of Parking Spaces Required) provided, however, that the Village may require that additional parking be provided as a result of the analysis completed through Section X.J. (Special Uses).

Typical Dispensary Specifications:

Based on conversations with dispensary owners, the following are their requirements for a location:

- 1. Building Size- 6,000 sq. ft is the minimum. Preference is for 10,000-12,000 sq.ft.
- 2. Parking- Minimum of 25 parking stalls; most prefer more.
- 3. Location- highly visible on a commercial corridor.
- 4. Prefer to purchase property.
 - a. Property owners have restrictions due to federal law which can prohibit a property owner from leasing to a cannabis dispensary. This is why many dispensaries are looking to purchase rather than lease property.

Locations in Tinley that meet Current Ordinance

- 1. 16150 Harlem Avenue- (former Aldi)- Property is was sold to a developer and they have a contract with a company to occupy space.
- 2. Pete's Fresh Market 16300 Harlem Avenue- The shopping center proposes future outlots along Harlem Avenue. One of these could be occupied by a dispensary.
- 3. 7060 171st Street (AKA Former Sports Station) ***Adjacent to existing daycare*
- 4. 9561 171st Street (AKA MB Financial Bank)- This property was recently acquired and a Starbuck's will be occupying it.
- 5. 18299 Harlem Avenue-Former Bank -Owner will not sell/lease to cannabis store
- 6. Brookside Market Place- Landlord will not sell/lease to cannabis store
- 7. 15910 Harlem Avenue-Tinley Park Plaza- Landlord will not lease to cannabis store
- 8. **Vacant Land-Multiple locations for someone to build a facility**

Options to Amend the Zoning Code Regulating Cannabis Dispensaries:

1. Remove Standalone requirement- Staff looked at all the existing shopping centers and the only ones that can comply with the residential separation and zoning criteria are:
 - a. Brookside Market Place- 191st & Harlem
 - b. Park Center Plaza- Harlem Avenue & 159th
 - c. Tinley Park Plaza- Harlem Avenue & 159th
 - d. Menards Shopping Center- Oak Park Avenue & 159th Street
 - e. North Creek Executive Center-18401 Maple Creek Drive
 - f. Creekview Center Condos-17019-17031 Harlem
2. Expand Designated Zoning Districts-
 - a. Neighborhood Shopping Commercial (B-1)- There are eight (8) shopping centers located in the B-1 Zoning District that currently have vacancies. However, they all are within 100 feet of residential property. The Village would have to remove this requirement.
 - b. Office/Restricted Industrial (ORI), General Manufacturing (M-1) Mixed-Use Duvan Drive Overlay District (MU-1) and Rich Township Entertainment & Tourism Overlay Zoning Districts- It is possible that these districts could support a cannabis dispensary. The only concern staff will have with any of these locations is parking. Staff would recommend making cannabis a special use permit.
3. Expand or eliminate Corridor locations- If the Village were to amend the zoning districts, it would be recommended that either the corridors be expanded or removed in their entirety and therefore limit cannabis strictly to the zoning district and other conditions.
4. Remove distance from property zoned or used for residential purposes- If this restriction were removed or modified, it would open up more properties specifically in the B-1 Zoning District and the 159th Street and Harlem Avenue Corridors.

Exhibit A

Summary of Dispensaries in Illinois

Dispensaries with Multiple Locations

- Curaleaf = 11 locations (closest is Mokena and Worth)
- Zen Leaf = 10 locations (mostly north of Chicago and western suburbs)
- Sunnyside= 9 locations
- Rise Dispensaries-9 locations (closest in Joliet)
- Verilife Marijuana Dispensary- 6 locations (closest is Romeoville)
- **Windy City Cannabis- 6 locations (closest is Homewood)
- Ascend by MOCA-2 locations (Chicago)
- Enlighted Dispensary- 2 locations (Schaumburg & Mt. Prospect)
- **EarthMed- Addison & Rosemont (From Tinley Park Area and has reached out in the past)

Dispensaries with 1 location:

- MedMen- Oak Park
- **Midway Dispensary- Chicago (owner lives in Southwest Suburbs and is actively looking to locate in Tinley Park)
- Dispensary 33-Chicago
- The Herbal Care Center-Chicago
- Hatch Dispensary-Addison
- Maribis of Chicago-Chicago
- Mokena Dispensary

PLAN COMMISSION STAFF REPORT

July 15, 2021 - Workshop

Petitioner

Village of Tinley Park

Code Section

Section IX of the Zoning Ordinance

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Senior Planner

Text Amendment – Preview Menu Boards and Sign Code Clarifications



EXECUTIVE SUMMARY

Based on results of prior Variation requests and discussions during Plan Commission meetings, staff has proposed amendments to Section IX – Sign Regulations of the Zoning Ordinance to accommodate a second smaller sign accessory to a drive-thru lane. The changes will permit “preview menu board” signs that have become standard practice in the restaurant industry.

Additionally, staff has proposed some other minor changes to the sign regulations that will allow for more clarity and simpler enforcement of the code. These changes include:

- Eliminating Maximum Wall Sign Height
- Eliminating Maximum Wall Sign Letter Height
- Eliminating Lines of Lettering Maximum on Wall Signs
- Clarify/Strengthen requirements for signs not interfering with architectural features on buildings.
- Clarify minimum distance of ground/freestanding signs from walkways, drive aisles, and parking stalls.
- Clarify total square footage of temporary sign size calculations.
- Clarify EMC message change minimum timing.

SIGN CODE BACKGROUND

The current sign regulations were an overhaul from the previous code. Adoption of the regulations included consultation with the Zoning Board of Appeals, Plan Commission, and Village Board. The new sign regulations were adopted by the Village Board on July 11, 2017 (Ord. # 2017-O-033). Like many new codes or code updates, it is sometimes hard to know exactly how new regulations will affect proposals since it is hard to anticipate every possibility. Using the code usually reveals some unanticipated concerns or issues over time that may need to be addressed with a text amendment.

DRIVE-THRU PREVIEW MENUS BOARDS

Before and since the 2017 code update there has been multiple zoning relief requests (Variations or PUD Deviations) for additional signage accessory to a drive-thru. The requests have allowed for a second sign that is used as a “preview menu board” that is visible to stacked vehicles in a drive-thru. The signs allow restaurants to market seasonal items or specials to vehicles waiting to order. The signs are often much smaller than the traditional menu board signs needed for drive-thrus. Approvals have been given to the following properties most recently:

- Starbucks (New Construction Strip Center by Vequity), 17126 Harlem Avenue – June 2021
- Do Rite Donuts (In Gas N Wash), 7451 183rd Street – Jan. 2021
- McDonald's, 15920 Harlem Avenue (not completed yet) – Feb. 2018
- McDonald's, 17171 Harlem Avenue – June 2017
- Wendy's, 7251 183rd Street – 2014
- Panera, 7204 191st Street – 2014

The reoccurring requests were discussed at the most recent Plan Commission meetings with the requests (Vequity/Starbucks and Do-Rite Donuts & Chicken). Plan Commissioners were generally in favor of revisiting the requirements when noted as a possibility at those meetings. Preview menu board signs have become standard practice in the industry as they allow advertising of specials and seasonal menu items. Doing so can help expedite ordering time as well. Currently, there is one permit submitted (Popeye's) and two other known projects that would be requesting relief from the current code to have a preview menu board.

Staff is proposing a smaller sign be permitted for the additional sign than is allowed for the main accessory drive-thru sign which is currently permitted at a maximum 35 sq. ft. in size and 7 ft. in height. Staff is proposing the 7 ft. max height remain, and that a 15 sq. ft. size limit be given to the second sign. All previously approved signs would fit within this allowance as they range from 5-6.25 ft. in height and 7-12 sq. ft. in size. Drive-thru accessory signage is only permitted on a drive-thru lane that is approved through the Site Plan Approval granted by the Plan Commission.

Open Item #1: Review proposal to permit a second sign accessory to an approved drive-thru lane to be a maximum of 7 ft. in height and 15 sq. ft. in size for a preview menu board.

OTHER CLARIFICATIONS AND MODIFICATIONS

While approving text amendments to the sign section for the preview menu board, staff is also proposing some minor changes that would allow for clarification of codes and easier enforcement.

Overregulation of Lettering

The most substantial changes include the elimination of a few regulations related to wall signs. These regulations have ultimately been seen as “overregulation” and not leading to better design or aesthetics of signage, but have become issues for some signs that otherwise would have been acceptable. The changes include: Maximum Wall Sign Height, Maximum Wall Sign Letter Height, and Maximum lines of Lettering. Other regulations in the sign code already help control desirable sign placement and appealing design on single tenant and multi-tenant buildings. Such regulations include requirements for maximum allowable size (based on the tenant frontage) and placement of the sign (1-foot away from edges, not on architectural features, vertically and horizontally centered, etc.)

The maximum lines of lettering/logos are often a requirement of traffic control signs as they allow for easiest and quickest readability. However, for wall signs, they are not relaying regulatory information and many traditional business signs and logos have more than 2 lines of lettering/logos for businesses (The Whistle Bar & Grill, Pete’s Fresh Market, Cracker Barrel Country Store, Comfort Inn & Suites, The Primal Cut Steakhouse, etc. By having more lines of lettering, the words and letters naturally get smaller. Permitting more than two lines may help allow additional design options such as stacked wording with a more vertical layout. It is typically within a business’s interest to make their sign as visible/readable as possible while relaying the information they need to for customers to identify it. The requirements are thus self-regulating when applied with other sign regulations like maximum size and location. A few examples of existing signs with more than two lines are shown below.



Architectural Feature Clarification

In combination with the reduction in regulations listed above, it is a preference to strengthen wording regarding signage interfering or covering architectural features. While signs might be for a specific space within a building, it is important to ensure they are installed on a building attractively. Signs are best placed in regards to the architecture of the building and not based on internal spacing layouts, particularly in multi-tenant buildings. Staff has strengthened the wording to make it clear not interfering with the architectural features is a requirement and not a suggestion. If there is a hardship, petitioners do have the ability to request a variation from this requirement.



Ground/Freestanding Sign Setback Distance

Staff proposes adding a clear minimum distance of Ground/Freestanding Signs from walkways, drive aisles, and parking stalls. This requirement ensures that vehicles (parked or moving), pedestrians, and bicyclists cannot make incidental contact with signs. Staff has utilized a minimum distance of 2 feet from the context of traffic/public safety since that is a minimum distance to open a car door and that mirrors can extend from vehicles. While there has been little pushback on a common-sense requirement, staff is recommending adding this to the code to make it clear for businesses and property owners going forward.



Temporary Sign Size Total

A minor clarification has been added to make it clear the intent of the temporary sign requirements is to add the sign face total of all signs together to determine the allowable display period for temporary signs.

EMC Message Timing

There are contradicting sections in the Electronic Message Center (EMC) display regulations for how long a message must stay static on the display before transitioning (commonly called hold, dwell, or static timing). In one section of the code it is indicated as a minimum of 2 seconds and another it is indicated as 8 seconds.

Hold times are difficult to regulate because the proper hold time for a message can depend on the size of the EMC and the distance from the targeted audience, and vehicle travel speed. For example, some displays are smaller and may only display a few words at a time; therefore, the transition needs to be fairly quick to get a simple message (like 50% off sale today") to someone who may be driving or walking by. On the other hand, longer messages or those that have times and dates may need more time for the reader to comprehend the message. Staff believes a minimum of 2 seconds is sufficient enough to avoid a non-objective way to determine if a display is using motion that can be distracting to drivers. Ultimately the precise timing to get a message across to the public will need to be determined by the owner based on those other factors.

Open Item #2: Review minor sign code clarifications listed as indicated in the attached proposed code draft.

RECOMMENDATION

Following a successful workshop, direct staff to draft an ordinance for review and proceed to a Public Hearing at the August 5, 2021 Plan Commission meeting.

SECTION IX

SIGN REGULATIONS

A. PURPOSE & INTENT

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary for both residential and non-residential properties.

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

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

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

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

B. PERMIT REQUIREMENT

Prior to the display and erection of any sign, a permit is required to be obtained through the Village's Building Department, except as provided in Section IX.B.4.

1. Application: An application for a sign permit must be filed with the Community Development Department on forms furnished by that department. The Applicant must provide sufficient information to determine if the proposed sign is allowed under this code and other applicable laws, regulations, and ordinances.
2. Fees: The fees for signs shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).
3. Revocation of Permit: If a sign is not installed within six months following the issuance of a sign permit (or within 30 days in the case of a temporary sign permit), the permit shall be void. The Village may revoke a sign permit under any of the following circumstances:
 - a. The Village determines that information in the application was materially false or misleading;
 - b. The sign as installed does not conform to the approved sign permit application;
 - c. The sign violates the Village's applicable codes or other any applicable law, regulation, or ordinance; or
 - d. The Zoning Administrator or their designee determines that the sign is not being properly maintained or has been abandoned.
4. Exceptions: Signs meeting the criteria below are exempt from the requirement to obtain a permit through the Village's Community Development Department. If a sign does not meet the requirements of an exempt sign as stated within this Section, the sign may be permitted by obtaining a Sign Permit or the sign may be prohibited (see Section IX.M. for Prohibited Signs).
 - a. Signs required and/or erected by government agencies.
 - b. Political signs on private properties not exceeding a total of thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way) per property and not exceeding five feet (5') in overall height in accordance with 65 ILCS 5/11-13-1-12, as amended from time to time. For the purposes of this regulation, "Political Signs" are defined as

temporary signs that announce or support political candidates, parties, issues, or causes in connection with any national, state, or local election.

- c. One (1) non-illuminated temporary sign no larger than four (4) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with Section IX.I.1.d.
- d. One (1) non-illuminated temporary sign no larger than sixteen (16) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in overall height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with Section IX.I.1.d. in the following circumstances:
 - i. When the property is being offered for sale by owner or through a licensed real estate agent – provided that the sign shall be removed within fourteen (14) days following the date on which a contract of sale has been executed by a person purchasing the property;
 - ii. When the property is under construction – provided that a building permit has been issued for the project and the sign shall be removed within fourteen (14) days following the date of the final inspection; or
 - iii. When a residential property owner is opening their residential property to the public – provided that the sign shall be displayed for no more than three (3) consecutive days twice per calendar year.
- e. Substitution of commercial copy to non-commercial copy on sign(s) in non-residential zoning districts (B-1, B-2, B-3, B-4, B-5, ORI, and M-1), provided that the sign face area and sign height are not increased and the location of the sign is not changed.
- f. Address signs where the property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. The size and location of the identifying numerals and letters if any must be proportional to the size of the building and the distance from the street to the building and in no case smaller than four inches (4") in height and no

larger than twelve inches (12”) in height. In cases where the building is not located within view of the public street, the identifier must be located on the mailbox or other suitable device such that it is visible from the street. Such address signs on mailboxes located in the public right-of-way are allowed.

- g. Integral signs, provided that the sign is no greater than four (4) square feet in area.
- h. Memorial signs, provided that the sign is no greater than four (4) square feet in area.
- i. Professional name plates, provided that the sign is no greater than two (2) square feet in area.
- j. Outdoor Bulletin Boards, provided that the sign is no greater than four (4) square feet in area and is attached to the wall near the entrance to the building.
- k. Sandwich Boards, provided that:
 - i. One (1) sandwich board is allowed per tenant;
 - ii. The sign face area is a maximum of seven (7) square feet per side;
 - iii. The maximum overall height of the sign is four feet (4’);
 - iv. The sign is located within fifteen feet (15’) of the tenant’s entrance;
 - v. The sign cannot be displayed outdoors while the business is closed.
- l. Flags, provided that:
 - i. The flag(s) are no greater than one (1) square foot in area (per side) per every one (1) foot of flag pole height; and
 - ii. The height of the flag pole does not exceed the height limitations within Section III.C. and/or Section V.B. of the Zoning Ordinance.

- m. Light Pole Banners, provided that:
 - i. There are no more than two (2) vinyl banners per pole; and
 - ii. The size of each banner cannot exceed eight (8) square feet.
- n. Window signs, provided that:
 - i. Window signs are allowed on first floor windows only and may only be affixed to a window at a height 4' and below, or at 7' and above.
 - ii. Window signs may not exceed 25% of the tenant's total window area and in no case shall a window sign exceed 50% of the area of a single window.
 - iii. Window signs must be located on the interior side of the window.
- o. Door signs, provided that:
 - i. The sign face area of a door sign may be no larger than 20% of the entire face of the door.
 - ii. Door signs must be located on the interior side of the door.
- p. Signs located completely within an enclosed building and not exposed to view from the public right-of-way or parking lot.

C. GENERAL PROVISIONS

1. If a sign does not comply with the regulations within Section IX of the Zoning Ordinance, or any other applicable code adopted by the Village, a citation of up to \$750.00 per day per violation may be issued.
2. Signs must conform to all applicable Building Codes adopted by the Village;
3. Signs shall not conflict with traffic signs;
4. Signs shall not obstruct doors, windows, ventilation, or fire escapes;
5. Lighting: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto other properties and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
6. Maintenance Required: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If a sign becomes rusted, rotted or deteriorated, the sign must be immediately repaired or replaced. Landscaping at the base of freestanding signs must also be regularly maintained. Signs shall not serve as nesting places for animals.
7. Removal of Signs: The Village reserves the right to require removal of signs, at the owner's expense, in the following circumstances:
 - a. When a permit is revoked;
 - b. When a permit for a temporary sign has expired;
 - c. When a permanent sign becomes obsolete and no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located. The sign shall be taken down immediately upon termination of business use and be removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. If the sign to be removed is located on a multi-panel freestanding sign, the obsolete panel must be completely replaced with a plain panel consistent in color to the existing panels.

- d. When any sign is deemed unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, the Zoning Administrator or their designee shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Zoning Administrator or their designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.

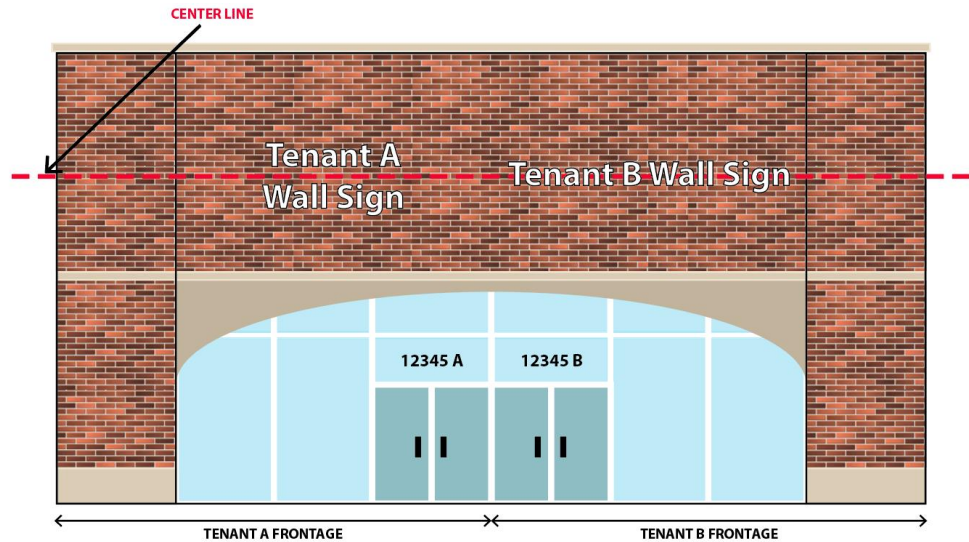
D. PERMANENT SIGN STANDARDS (WALL, FREESTANDING, AWNING, & CANOPY)

1. Wall Signs:

- a. Size: The allowable size of a wall sign is determined by Zoning District, then by the gross floor area of the tenant space, and then the linear frontage of the wall on which the wall sign is located in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- b. Number of Wall Signs: The allowable number of wall signs is determined by Zoning District, then by the gross floor area of the tenant space, and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- c. Location:
 - i. All wall signs shall be located on the same façade as the use they identify.
 - ii. No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches outward from the face of the building.
 - iii. Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
 - iv. Wall Sign Location for a Single Tenant Building: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



- v. Wall Sign Location for a Multi-Tenant Building: The location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center of the tenant frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.

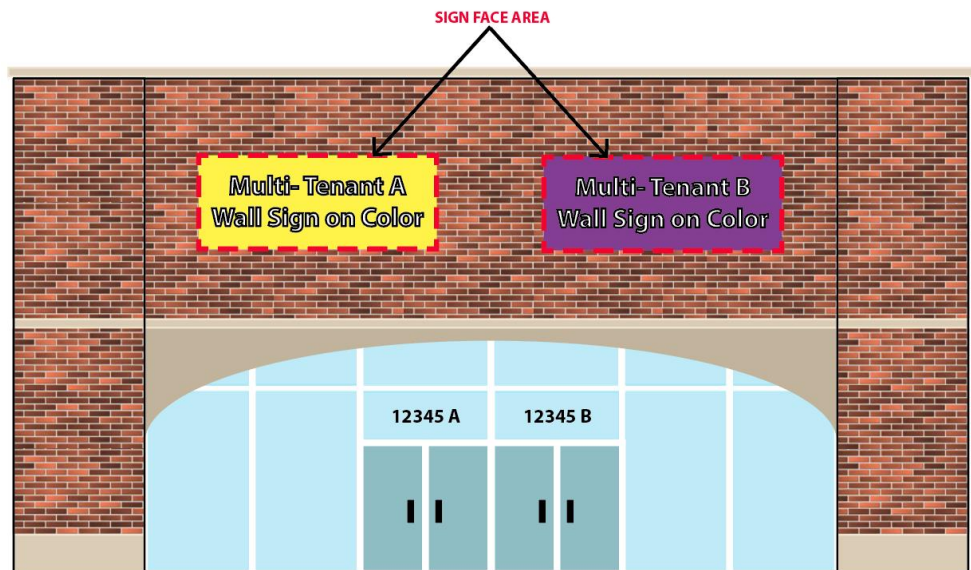


- d. Materials: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. Illumination: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations within Section IX.C.5.
- f. Wall Signs for Interior Tenants: Businesses located within another business, without having a distinct secured entrance of their own, are permitted a maximum of fifteen (15) square feet of wall signage
- g. Letter Height: Maximum letter height for wall signs is noted within Section IX.E., Section IX.F., Section IX.G., and Section IX.H. Each letter

shall be measured individually for compliance with the maximum letter heights.



- h. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.
- i. Background Color:
 - i. Multi-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be counted as part of the sign face area.



- ii. Single-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be considered as an architectural feature rather than constitute sign face area.



2. Freestanding Signs:

- a. Size: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- b. Number of Freestanding Signs: The allowable number of freestanding signs is determined by Zoning District and then by lot frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- c. Location: Freestanding signs shall be only constructed within the premises of the development that the sign identifies and shall not be constructed in the public right-of-way. Additionally, freestanding signs shall not be located within easements. Freestanding signs must be set back a minimum of ten feet (10') from all property lines. Freestanding signs shall not obstruct clear sight triangles near intersections.
- d. Materials: Permanent freestanding signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM). The base of the sign may also include, but is not limited to: brick, stone, and concrete. Said materials must also comply with Section IX.D.2.f.

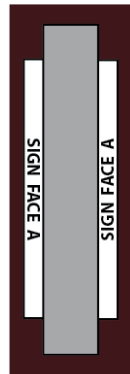
- e. Illumination: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations within Section IX.C.5.
- f. Architectural Compatibility: Freestanding signs shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process. For permanent freestanding signs constructed by an existing business or use the architectural compatibility shall be determined by the Zoning Administrator or their designee through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
 - i. The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
 - ii. The sign shall be in harmony with or consistent in design to the principal building;
 - iii. The sign shall have similar architectural treatments as the principal building; and
 - iv. The sign shall not block or obstruct architectural features of the principal building.
- g. Structural Supports: Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structural supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign as noted in Section IX.D.2.f.
- h. Landscaping: Freestanding signs shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials. New freestanding signs erected on

existing sites that are unable to provide the required area for landscaping must meet the spirit of the landscaping requirements and such landscaping can be approved by the Zoning Administrator or their designee during the building permit process.

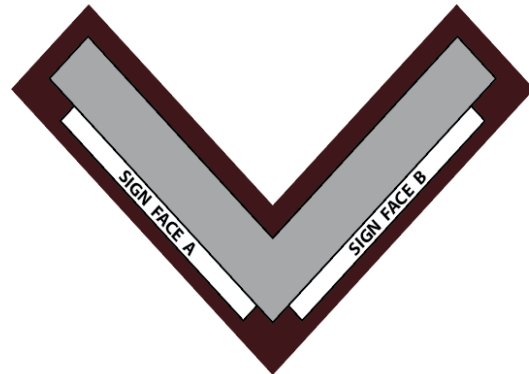
- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. Panel Design Consistency: All sign panels advertising individual businesses within a freestanding sign must be consistent in background color, method of illumination, and materials. Font face and font color are allowed to differ per the property owner's/tenant's preference.



- k. Sign Face Area for Multiple Faces: When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign.

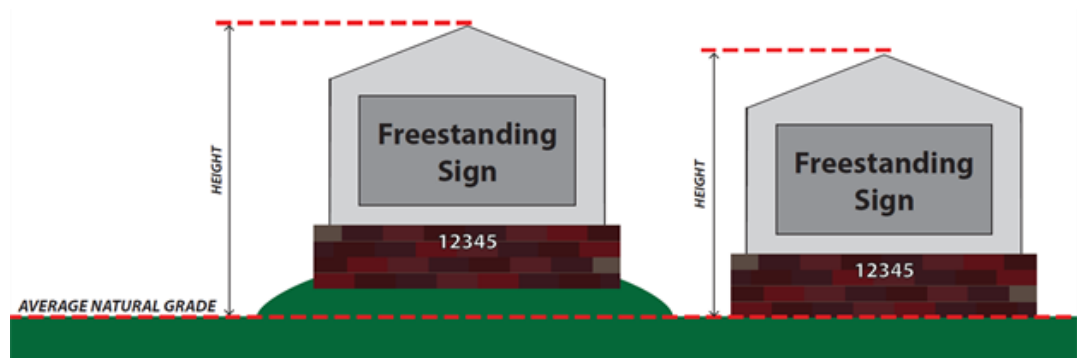
TOP VIEW OF TWO-SIDED
FREESTANDING SIGN

Total Sign Face Area = Sign Face A

TOP VIEW OF "V"-SHAPED
FREESTANDING SIGN

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

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



3. Awnings and Canopies:

- a. Location: Lettering and signage is prohibited on awnings or canopies.
- b. Design: Awnings and canopies shall be complimentary to the architecture of the building.

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

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

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

¹ Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

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

1. **Wall Signs:** Wall signs shall be allowed in the Business Districts (B-1, B-2, B-3, & B-4) in accordance with the following table:

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

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

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

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

SF= Square foot; LF= Linear foot

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

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

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

SF= Square foot; LF= Linear foot

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

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

SF= Square foot; LF= Linear foot

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

1. **Wall Signs:** Wall signs shall be allowed in the Office and Industrial Districts (ORI & M-1) in accordance with the following table:

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

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

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

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

SF= Square foot; LF= Linear foot

I. TEMPORARY SIGN STANDARDS

1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except as noted in Section IX.B.4.
- c. Temporary Signs are not allowed on properties that have an electronic message center sign.
- d. Location:
 - i. Temporary sign(s) must be located on the premise of which they identify and may be attached to the building or be located on the ground;
 - ii. The sign(s) must be set back a minimum of ten feet (10') from all property lines (setback requirement may not apply to certain exempt signs as noted in Section IX.B.4.);
 - iii. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, within public utility or drainage easements, in the way of sidewalks, on utility poles, on trees, on traffic signs, on roofs, or in areas that obstruct clear sight/vehicular visibility; and
 - iv. Inflatable signs are only allowed on the ground and must be a minimum of twenty feet (20') from property lines.
- e. Materials: Temporary signs may be constructed of materials including, but not limited to: paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal, or other like materials.
- f. Illumination: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.

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

- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
 - b. Feather Flag Sign: Feather Flag signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed fifteen (15) feet in height from grade.
 - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
 - d. Inflatable Signs: Inflatable signs can be a maximum height of twenty-five (25) feet from grade. Sign face area for an inflatable sign is calculated by the size of the banner accessory to the inflatable sign.
3. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or their designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area where the signs are placed.
 4. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within all Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign.

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

- a. Number of Display Periods Per Year:
 - i. R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
 - ii. B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- b. Extensions for Display Period: The Zoning Administrator or their designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.

J. ELECTRONIC MESSAGE CENTERS/DYNAMIC VARIABLE ELECTRONIC MESSAGE

1. General Regulations: These regulations apply to all electronic message signs. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property.
2. Location: Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure. An electronic message sign cannot be located within three hundred feet (300') of another electronic message sign.
3. Display Regulations:
 - a. Message Transitions:
 - i. Transition between messages must be a minimum of two (2) seconds.
 - ii. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. Messages must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image.
 - b. Illumination: Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
 - i. All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - ii. Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
 - iii. Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its

maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.

- iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
 - v. Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
 - vi. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
4. Maximum Allowable Size: The electronic message center portion of a freestanding sign shall comprise no more than twenty (20) percent of the total sign face area of the freestanding sign.
5. Audio: Audio speakers in association with such signs are prohibited.
6. Maintenance: Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within twenty-four (24) hours.
7. Public Messages: The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

K. STANDARDS FOR WALL SIGNS ADJACENT TO INTERSTATE 80

1. Properties that directly abut the right-of-way of Interstate 80 shall be allowed permanent and/or temporary wall signage for the walls of the building that face Interstate 80 in accordance with the table below.

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

SF= Square foot; LF= Linear foot

2. The setback shall be measured from the wall of the proposed wall sign location to the pavement of Interstate 80, as determined by Staff.
3. If the business elects to use temporary signage rather than permanent signage, the sign may be displayed for a maximum of eight (8) weeks within a twelve (12) month period.

L. STANDARDS FOR ACCESSORY SIGNS

1. Gasoline Sales Signs: When a business is selling gasoline, the business may:
 - a. Display a changeable copy sign attached to a freestanding sign at a maximum of twenty (20) square feet in size. Said sign is considered part of the total allowable sign face area for the freestanding sign.
 - b. Display signage permanently adhered to the fuel pump stations. Such signage cannot project outward from the fuel pump stations.
 - c. Provide a canopy over the fuel pumps. Signage on the top border of the canopy shall be allowed with a maximum of one (1) square foot of signage per each two (2) lineal feet of canopy length and said signage shall not project beyond the width of the canopy. Signage is not allowed on the canopy support columns.
2. Directional Signs: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians. When a business requires signage to aid their customers in navigating their site, the following regulations apply:
 - a. Directional signs are for the exclusive purpose of providing direction to the destination. An example of words on directional signs include: “Entrance”, “Exit”, “Drive-Thru”, “One Way”, and “Do Not Enter”. Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as “← Main Entrance”, “← Urgent Care”, and “Emergency ↑”.
 - b. The number of directional signs allowed shall be determined by the Zoning Administrator or their designee.
 - c. Directional Signs on a Wall:
 - i. The maximum sign face area for a directional wall sign is six (6) square feet per sign.
 - ii. Directional signs on walls shall not interfere with the architecture of the building.
 - d. Freestanding Directional Signs:
 - i. The maximum height for a freestanding directional sign is four feet (4’).
 - ii. The maximum sign face area for a freestanding directional sign is six (6) square feet per sign.

- iii. Directional signs shall be set back at least one foot (1') from property lines and cannot cause a line-of-sight issue.
 - iv. Directional signs shall be located within landscaped areas and shall be permanently installed.
3. Signs Accessory to Drive-Thru Uses: When a business requires signage accessory to drive-thru components of the business, the business may:
- a. Display additional freestanding signage for the purpose of advertising the available products/services to the customer using the drive-thru. Such sign shall be a maximum height of seven feet (7') tall and shall not exceed forty-five (45) square feet of sign face area per lane. This sign is also subject to the landscaping requirements within Section IX.D.2.h.
 - b. Provide a sign for the purpose of indicating the maximum clearance height for a vehicle traveling through the drive-thru.

M. PROHIBITED SIGNS & LIGHTING

1. Signs erected without a valid permit when required within this Section;
2. Off-Premise Signs;
3. Billboards;
4. Roof Signs;
5. Manually-changeable message signs;
6. Pennants, streamers, and festoon lights unless authorized by the Zoning Administrator or their designee;
7. Air Dancer Signs;
8. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or on private property where visible from a public right-of-way for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property, or private property in close proximity to the subject business during non- business hours of the subject business.
9. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
10. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
11. Signs that could be mistaken for traffic control signs or lights;
12. Illumination in the form of rotating beams, beacons, or flashing illumination resembling an emergency light;
13. Signs which flash, blink, flutter, or have motion, change in light intensity or brightness, are animated, create an illusion of movement, except for Electronic Message Center (EMC)/Dynamic Variable Electronic Message (DVEM) Signs as regulated within Section IX.J.;
14. Any string of lights outlining property lines, sales areas, doors, windows, or wall edges of a building; and

15. Neon or other illuminated tubing (except when approved by the Plan Commission as an architectural enhancement during Site Plan Approval for new construction. Existing uses may utilize illuminated tubing as an architectural enhancement with approval from the Zoning Board of Appeals).

N. NONCONFORMING SIGNS

1. Nonconforming Signs: Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign.
2. Ordinary Repair, Maintenance, and Display of Sign Content: Normal maintenance, incidental repair, and display of sign content are allowed for nonconforming signs, including:
 - a. The replacement of non-load-bearing sign elements and electrical wiring and fixtures; provided that any repair or replacement shall, whenever possible, eliminate or reduce any nonconformity in the element being repaired or replaced;
 - b. The replacing, repairing, or repainting of any portion of a sign or its structural elements;
 - c. The periodic changing of tenant's sign panels or the renewing of copy that has been made unusable by ordinary wear and tear, weather, or accident.
3. Alteration, Enlargement, Relocation: Nonconforming signs shall not be:
 - a. Changed or altered in any manner that would increase the degree of its nonconformity;
 - b. Enlarged or expanded;
 - c. Structurally altered to prolong its useful life; and/or
 - d. Moved in whole or in part to any other location where it would remain nonconforming.
4. Damage or Destruction: Any nonconforming sign damaged or destroyed, by any means, to an extent of 50 percent or more of its replacement cost shall not be restored but shall be removed or brought into conformity with the provisions of this Section.

SECTION IX

SIGN REGULATIONS

A. PURPOSE & INTENT

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary for both residential and non-residential properties.

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

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

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

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

B. PERMIT REQUIREMENT

Prior to the display and erection of any sign, a permit is required to be obtained through the Village's Building Department, except as provided in Section IX.B.4.

1. Application: An application for a sign permit must be filed with the Community Development Department on forms furnished by that department. The Applicant must provide sufficient information to determine if the proposed sign is allowed under this code and other applicable laws, regulations, and ordinances.
2. Fees: The fees for signs shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).
3. Revocation of Permit: If a sign is not installed within six months following the issuance of a sign permit (or within 30 days in the case of a temporary sign permit), the permit shall be void. The Village may revoke a sign permit under any of the following circumstances:
 - a. The Village determines that information in the application was materially false or misleading;
 - b. The sign as installed does not conform to the approved sign permit application;
 - c. The sign violates the Village's applicable codes or other any applicable law, regulation, or ordinance; or
 - d. The Zoning Administrator or their designee determines that the sign is not being properly maintained or has been abandoned.
4. Exceptions: Signs meeting the criteria below are exempt from the requirement to obtain a permit through the Village's Community Development Department. If a sign does not meet the requirements of an exempt sign as stated within this Section, the sign may be permitted by obtaining a Sign Permit or the sign may be prohibited (see Section IX.M. for Prohibited Signs).
 - a. Signs required and/or erected by government agencies.
 - b. Political signs on private properties not exceeding a total of thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way) per property and not exceeding five feet (5') in overall height in accordance with 65 ILCS 5/11-13-1-12, as amended from time to time. For the purposes of this regulation, "Political Signs" are defined as

temporary signs that announce or support political candidates, parties, issues, or causes in connection with any national, state, or local election.

- c. One (1) non-illuminated temporary sign no larger than four (4) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with Section IX.I.1.d.
- d. One (1) non-illuminated temporary sign no larger than sixteen (16) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in overall height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with Section IX.I.1.d. in the following circumstances:
 - i. When the property is being offered for sale by owner or through a licensed real estate agent – provided that the sign shall be removed within fourteen (14) days following the date on which a contract of sale has been executed by a person purchasing the property;
 - ii. When the property is under construction – provided that a building permit has been issued for the project and the sign shall be removed within fourteen (14) days following the date of the final inspection; or
 - iii. When a residential property owner is opening their residential property to the public – provided that the sign shall be displayed for no more than three (3) consecutive days twice per calendar year.
- e. Substitution of commercial copy to non-commercial copy on sign(s) in non-residential zoning districts (B-1, B-2, B-3, B-4, B-5, ORI, and M-1), provided that the sign face area and sign height are not increased and the location of the sign is not changed.
- f. Address signs where the property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. The size and location of the identifying numerals and letters if any must be proportional to the size of the building and the distance from the street to the building and in no case smaller than four inches (4") in height and no

larger than twelve inches (12”) in height. In cases where the building is not located within view of the public street, the identifier must be located on the mailbox or other suitable device such that it is visible from the street. Such address signs on mailboxes located in the public right-of-way are allowed.

- g. Integral signs, provided that the sign is no greater than four (4) square feet in area.
- h. Memorial signs, provided that the sign is no greater than four (4) square feet in area.
- i. Professional name plates, provided that the sign is no greater than two (2) square feet in area.
- j. Outdoor Bulletin Boards, provided that the sign is no greater than four (4) square feet in area and is attached to the wall near the entrance to the building.
- k. Sandwich Boards, provided that:
 - i. One (1) sandwich board is allowed per tenant;
 - ii. The sign face area is a maximum of seven (7) square feet per side;
 - iii. The maximum overall height of the sign is four feet (4’);
 - iv. The sign is located within fifteen feet (15’) of the tenant’s entrance;
 - v. The sign cannot be displayed outdoors while the business is closed.
- l. Flags, provided that:
 - i. The flag(s) are no greater than one (1) square foot in area (per side) per every one (1) foot of flag pole height; and
 - ii. The height of the flag pole does not exceed the height limitations within Section III.C. and/or Section V.B. of the Zoning Ordinance.

- m. Light Pole Banners, provided that:
 - i. There are no more than two (2) vinyl banners per pole; and
 - ii. The size of each banner cannot exceed eight (8) square feet.
- n. Window signs, provided that:
 - i. Window signs are allowed on first floor windows only and may only be affixed to a window at a height 4' and below, or at 7' and above.
 - ii. Window signs may not exceed 25% of the tenant's total window area and in no case shall a window sign exceed 50% of the area of a single window.
 - iii. Window signs must be located on the interior side of the window.
- o. Door signs, provided that:
 - i. The sign face area of a door sign may be no larger than 20% of the entire face of the door.
 - ii. Door signs must be located on the interior side of the door.
- p. Signs located completely within an enclosed building and not exposed to view from the public right-of-way or parking lot.

C. GENERAL PROVISIONS

1. If a sign does not comply with the regulations within Section IX of the Zoning Ordinance, or any other applicable code adopted by the Village, a citation of up to \$750.00 per day per violation may be issued.
2. Signs must conform to all applicable Building Codes adopted by the Village;
3. Signs shall not conflict with traffic signs;
4. Signs shall not obstruct doors, windows, ventilation, or fire escapes;
5. Lighting: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto other properties and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
6. Maintenance Required: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If a sign becomes rusted, rotted or deteriorated, the sign must be immediately repaired or replaced. Landscaping at the base of freestanding signs must also be regularly maintained per Landscape Ordinance requirements and the approved plans. Signs shall not serve as nesting places for animals.
7. Removal of Signs: The Village reserves the right to require removal of signs, at the owner's expense, in the following circumstances:
 - a. When a permit is revoked;
 - b. When a permit for a temporary sign has expired;
 - c. When a permanent sign becomes obsolete and no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located. The sign shall be taken down immediately upon termination of business use and be removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. If the sign to be removed is located on a multi-panel freestanding sign, the obsolete panel must be completely replaced with a plain panel consistent in color to the existing panels.

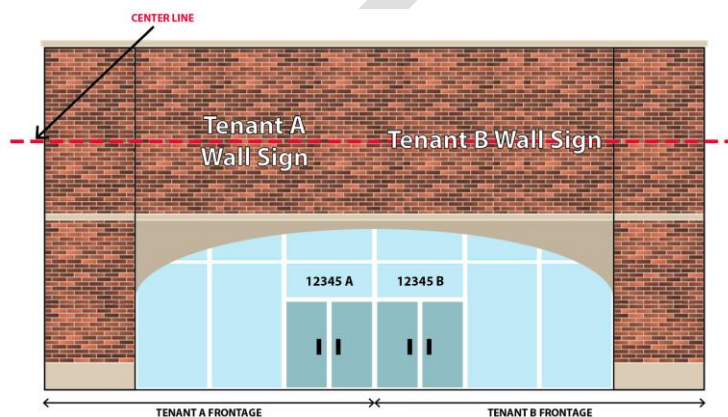
- d. When any sign is deemed unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, the Zoning Administrator or their designee shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Zoning Administrator or their designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.

D. PERMANENT SIGN STANDARDS (WALL, FREESTANDING, AWNING, & CANOPY)**1. Wall Signs:**

- a. Size: The allowable size of a wall sign is determined by Zoning District, then by the gross floor area of the tenant space, and then the linear frontage of the wall on which the wall sign is located in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- b. Number of Wall Signs: The allowable number of wall signs is determined by Zoning District, then by the gross floor area of the tenant space, and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- c. Location:
 - i. All wall signs shall be located on the same façade as the use they identify.
 - ii. No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches outward from the face of the building.
 - iii. Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
 - iv. Wall Sign Location for a Single Tenant Building: The location of the sign should be as close to the entrance of the business as possible. ~~Effort~~ Sign shall be made to not conflict with the architectural elements of the building façade.



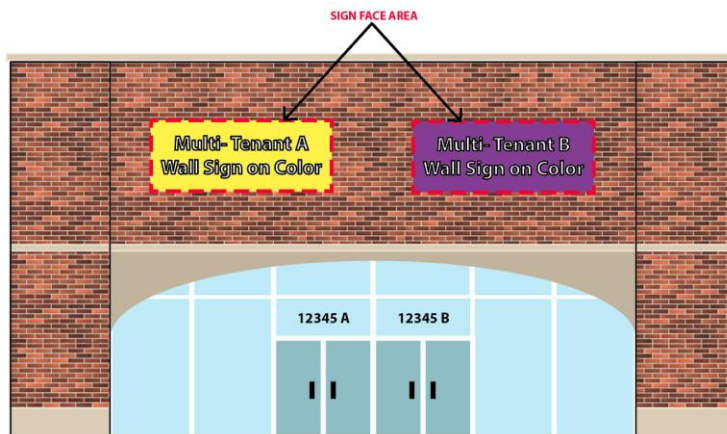
- v. Wall Sign Location for a Multi-Tenant Building: The location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. ~~Effort Signs~~ shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center of the tenant frontage as possible without conflicting with the architectural elements. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.



- d. Materials: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. Illumination: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations within Section IX.C.5.
- f. Wall Signs for Interior Tenants: Businesses located within another business, without having a distinct secured entrance of their own, are permitted a maximum of fifteen (15) square feet of wall signage

g. Background Color:

- i. Multi-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be counted as part of the sign face area.



- ii. Single-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be considered as an architectural feature rather than constitute sign face area.



2. Freestanding Signs:

- a. Size: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- b. Number of Freestanding Signs: The allowable number of freestanding signs is determined by Zoning District and then by lot frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with Section IX.E., Section IX.F., Section IX.G., and Section IX.H.
- c. Location: Freestanding signs shall be only constructed within the premises of the development that the sign identifies and shall not be constructed in the public right-of-way. Additionally, freestanding signs shall not be located within easements. Freestanding signs must be set back a minimum of ten feet (10') from all property lines. Freestanding signs shall not obstruct clear sight triangles near intersections. Freestanding signs shall be setback a minimum of two feet (2') from any drive aisles, parking stalls, or sidewalks as to avoid incidental conflict with pedestrians, vehicles, and bicyclists.
- d. Materials: Permanent freestanding signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM). The base of the sign may also include, but is not limited to: brick, stone, and concrete. Said materials must also comply with Section IX.D.2.f.
- e. Illumination: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations within Section IX.C.5.
- f. Architectural Compatibility: Freestanding signs shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process. For permanent freestanding signs constructed by an existing business or use the architectural compatibility shall be determined by the Zoning Administrator or their designee through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
 - i. The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;

- ii. The sign shall be in harmony with or consistent in design to the principal building;
 - iii. The sign shall have similar architectural treatments as the principal building; and
 - iv. The sign shall not block or obstruct architectural features of the principal building.
- g. Structural Supports: Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structural supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign as noted in Section IX.D.2.f.
- h. Landscaping: Freestanding signs shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials. New freestanding signs erected on existing sites that are unable to provide the required area for landscaping must meet the spirit of the landscaping requirements and such landscaping can be approved by the Zoning Administrator or their designee during the building permit process.
- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. Panel Design Consistency: All sign panels advertising individual businesses within a freestanding sign must be consistent in background color, method of illumination, and materials. Font face and font color are allowed to differ per the property owner's/tenant's preference.



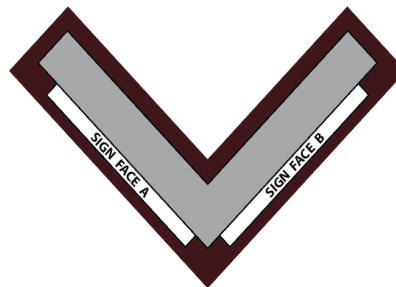
- k. **Sign Face Area for Multiple Faces:** When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign.

TOP VIEW OF TWO-SIDED
FREESTANDING SIGN



Total Sign Face Area = Sign Face A

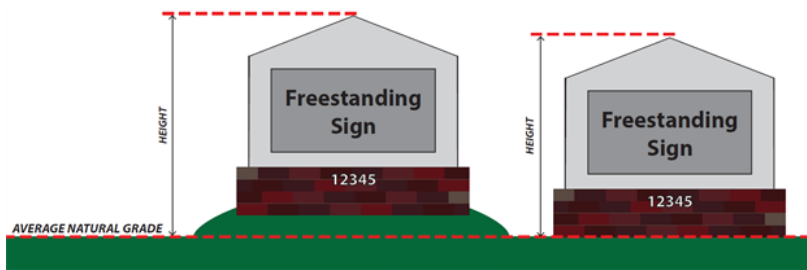
TOP VIEW OF "V"-SHAPED
FREESTANDING SIGN



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

- l. **Freestanding Sign Height:** The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign. The average natural grade is

measured by surveying the grade of the land within ten feet (10') of the location of the proposed freestanding sign.



3. Awnings and Canopies:

- a. Location: Lettering and signage is prohibited on awnings or canopies.
- b. Design: Awnings and canopies shall be complimentary to the architecture of the building.

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

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

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

¹ Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

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

1. **Wall Signs:** Wall signs shall be allowed in the Business Districts (B-1, B-2, B-3, & B-4) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3 & B-4 ZONING DISTRICTS		
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area
Up to 10,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
10,001- 25,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
25,001-80,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign
Over 80,000 SF	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign

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

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

SF= Square foot; LF= Linear foot

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

SF= Square foot; LF= Linear foot

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

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

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

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

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

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SF= Square foot; LF= Linear foot

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

1. **Wall Signs:** Wall signs shall be allowed in the Office and Industrial Districts (ORI & M-1) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI & M-1 ZONING DISTRICTS		
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area
Up to 10,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign
10,001- 25,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign
25,001-80,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign
Over 80,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign

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

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

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SF= Square foot; LF= Linear foot

I. TEMPORARY SIGN STANDARDS

1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except as noted in Section IX.B.4.
- c. Temporary Signs are not allowed on properties that have an electronic message center sign.
- d. Location:
 - i. Temporary sign(s) must be located on the premise of which they identify and may be attached to the building or be located on the ground;
 - ii. The sign(s) must be set back a minimum of ten feet (10') from all property lines (setback requirement may not apply to certain exempt signs as noted in Section IX.B.4.);
 - iii. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, within public utility or drainage easements, in the way of sidewalks, on utility poles, on trees, on traffic signs, on roofs, or in areas that obstruct clear sight/vehicular visibility; and
 - iv. Inflatable signs are only allowed on the ground and must be a minimum of twenty feet (20') from property lines.
- e. Materials: Temporary signs may be constructed of materials including, but not limited to: paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal, or other like materials.
- f. Illumination: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.

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

- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
 - b. Feather Flag Sign: Feather Flag signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed fifteen (15) feet in height from grade.
 - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
 - d. Inflatable Signs: Inflatable signs can be a maximum height of twenty-five (25) feet from grade. Sign face area for an inflatable sign is calculated by the size of the banner accessory to the inflatable sign.
3. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or their designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area where the signs are placed.
 4. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within all Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign for a total maximum based on the chart below.-

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

- a. Number of Display Periods Per Year:
- i. R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
 - ii. B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- b. Extensions for Display Period: The Zoning Administrator or their designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.

J. ELECTRONIC MESSAGE CENTERS/DYNAMIC VARIABLE ELECTRONIC MESSAGE

1. General Regulations: These regulations apply to all electronic message signs. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property.
2. Location: Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure. An electronic message sign cannot be located within three hundred feet (300') of another electronic message sign.
3. Display Regulations:
 - a. Message Transitions:
 - i. Transition between messages must be a minimum of two (2) seconds.
 - ii. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. Messages must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least a two n eight (28) second interval before being reset or replaced with another message, content or image.
 - b. Illumination: Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
 - i. All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - ii. Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
 - iii. Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its

maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.

- iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
 - v. Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
 - vi. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
4. Maximum Allowable Size: The electronic message center portion of a freestanding sign shall comprise no more than twenty (20) percent of the total sign face area of the freestanding sign.
5. Audio: Audio speakers in association with such signs are prohibited.
6. Maintenance: Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within twenty-four (24) hours.
7. Public Messages: The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

K. STANDARDS FOR WALL SIGNS ADJACENT TO INTERSTATE 80

- Properties that directly abut the right-of-way of Interstate 80 shall be allowed permanent and/or temporary wall signage for the walls of the building that face Interstate 80 in accordance with the table below.

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

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SF= Square foot; LF= Linear foot

- The setback shall be measured from the wall of the proposed wall sign location to the pavement of Interstate 80, as determined by Staff.
- If the business elects to use temporary signage rather than permanent signage, the sign may be displayed for a maximum of eight (8) weeks within a twelve (12) month period.

L. STANDARDS FOR ACCESSORY SIGNS

1. Gasoline Sales Signs: When a business is selling gasoline, the business may:
 - a. Display a changeable copy sign attached to a freestanding sign at a maximum of twenty (20) square feet in size. Said sign is considered part of the total allowable sign face area for the freestanding sign.
 - b. Display signage permanently adhered to the fuel pump stations. Such signage cannot project outward from the fuel pump stations.
 - c. Provide a canopy over the fuel pumps. Signage on the top border of the canopy shall be allowed with a maximum of one (1) square foot of signage per each two (2) lineal feet of canopy length and said signage shall not project beyond the width of the canopy. Signage is not allowed on the canopy support columns.
2. Directional Signs: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians. When a business requires signage to aid their customers in navigating their site, the following regulations apply:
 - a. Directional signs are for the exclusive purpose of providing direction to the destination. An example of words on directional signs include: “Entrance”, “Exit”, “Drive-Thru”, “One Way”, and “Do Not Enter”. Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as “← Main Entrance”, “← Urgent Care”, and “Emergency ↑”.
 - b. The number of directional signs allowed shall be determined by the Zoning Administrator or their designee.
 - c. Directional Signs on a Wall:
 - i. The maximum sign face area for a directional wall sign is six (6) square feet per sign.
 - ii. Directional signs on walls shall not interfere with the architecture of the building.
 - d. Freestanding Directional Signs:
 - i. The maximum height for a freestanding directional sign is four feet (4’).
 - ii. The maximum sign face area for a freestanding directional sign is six (6) square feet per sign.

- iii. Directional signs shall be set back at least one foot (1') from property lines and cannot cause a line-of-sight issue.
 - iv. Directional signs shall be located within landscaped areas and shall be permanently installed.
3. Signs Accessory to Drive-Thru Uses: When a business requires signage accessory to drive-thru components of the business that has received Site Plan Approval (Sec. III.U.) for a drive-thru lane, the business may:
- a. Display one (1) additional freestanding sign for the purpose of advertising the available products/services to the customer using the drive-thru. Such sign shall be a maximum height of seven feet (7') tall and shall not exceed forty-five (45) square feet of sign face area per lane. This sign is also subject to the landscaping requirements within Section IX.D.2.h.
 - ~~a-b.~~ Display one (1) additional freestanding sign for the purpose of advertising the available products/services to the customer using the drive-thru. Such sign shall be a maximum height of six feet (6') tall and shall not exceed fifteen (15) square feet of sign face area per lane. This sign is also subject to the landscaping requirements within Section IX.D.2.h.
 - ~~b-c.~~ Provide a sign for the purpose of indicating the maximum clearance height for a vehicle traveling through the drive-thru. No advertising, business names, or logos shall be placed on this additional directional sign.

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M. PROHIBITED SIGNS & LIGHTING

1. Signs erected without a valid permit when required within this Section;
2. Off-Premise Signs;
3. Billboards;
4. Roof Signs;
5. Manually-changeable message signs;
6. Pennants, streamers, and festoon lights unless authorized by the Zoning Administrator or their designee;
7. Air Dancer Signs;
8. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or on private property where visible from a public right-of-way for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property, or private property in close proximity to the subject business during non- business hours of the subject business.
9. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
10. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
11. Signs that could be mistaken for traffic control signs or lights;
12. Illumination in the form of rotating beams, beacons, or flashing illumination resembling an emergency light;
13. Signs which flash, blink, flutter, or have motion, change in light intensity or brightness, are animated, create an illusion of movement, except for Electronic Message Center (EMC)/Dynamic Variable Electronic Message (DVEM) Signs as regulated within Section IX.J.;
14. Any string of lights outlining property lines, sales areas, doors, windows, or wall edges of a building; and

15. Neon or other illuminated tubing (except when approved by the Plan Commission as an architectural enhancement during Site Plan Approval for new construction. Existing uses may utilize illuminated tubing as an architectural enhancement with approval from the Zoning Board of Appeals).

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N. NONCONFORMING SIGNS

1. Nonconforming Signs: Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign.
2. Ordinary Repair, Maintenance, and Display of Sign Content: Normal maintenance, incidental repair, and display of sign content are allowed for nonconforming signs, including:
 - a. The replacement of non-load-bearing sign elements and electrical wiring and fixtures; provided that any repair or replacement shall, whenever possible, eliminate or reduce any nonconformity in the element being repaired or replaced;
 - b. The replacing, repairing, or repainting of any portion of a sign or its structural elements;
 - c. The periodic changing of tenant's sign panels or the renewing of copy that has been made unusable by ordinary wear and tear, weather, or accident.
3. Alteration, Enlargement, Relocation: Nonconforming signs shall not be:
 - a. Changed or altered in any manner that would increase the degree of its nonconformity;
 - b. Enlarged or expanded;
 - c. Structurally altered to prolong its useful life; and/or
 - d. Moved in whole or in part to any other location where it would remain nonconforming.
4. Damage or Destruction: Any nonconforming sign damaged or destroyed, by any means, to an extent of 50 percent or more of its replacement cost shall not be restored but shall be removed or brought into conformity with the provisions of this Section.