

## **NOTICE OF THE PLAN COMMISSION**

The meeting of the Plan Commission is scheduled for  
August 5, 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](http://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](mailto:clerksoffice@tinleypark.org) or place requests in the Drop Box at the Village Hall by noon on August 5, 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](mailto: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](mailto: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**

**August 5, 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 July 15, 2021 Regular Meeting

**ITEM #1 PUBLIC HEARING – ALLURE WELLNESS CENTER, 7151 183<sup>RD</sup> STREET – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE, PARKING VARIATION, AND SITE PLAN/ARCHITECTURAL 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, a Parking Variation, and Site Plan/Architectural Approval at 7151 183<sup>rd</sup> Street in the B-3 PUD (General Business & Commercial, Holiday Inn/Convention Center PUD) zoning district.

**ITEM #2 PUBLIC HEARING – LOCAL ONE (EVEN HOTEL), 18501 CONVENTION CENTER DRIVE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION**

Consider recommending that the Village Board grant Daniel Fitzgerald, on behalf of Even Hotel – Tinley Park Convention Center a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit one restaurant (Local One) sign (previously permitted under Ord. 2000-O-088) to extend up to nine feet from the building façade instead of the maximum of one foot at 18501 Convention Center Drive in the B-3 PUD (General Business & Commercial, Convention Center/Holiday Inn Planned Unit Development).

**ITEM #3 WORKSHOP – SMOOTHIE KING, 6801 159<sup>TH</sup> STREET – VARIATIONS AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Parth Patel, on behalf of Parth37 LLC (d/b/a Smoothie King) Variations from the Zoning Code (minimum parking requirements, exterior material requirements, ground sign setback, maximum number of wall signs, maximum wall sign size) at 6801 159<sup>th</sup> Street in the B-3 (General Commercial and Business) zoning district. Site Plan and Architectural Approval is also being requested. The requests allow for the redevelopment of the property to accommodate a new restaurant (Smoothie King) with dual drive-thru.



**ITEM #4      PUBLIC HEARING – TEXT AMENDMENT – ADULT-USE RECREATIONAL CANNABIS DISPENSARY 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 (159<sup>th</sup> St, Harlem Ave, and LaGrange Rd).

**ITEM #5      PUBLIC HEARING – TEXT AMENDMENT – SIGN REGULATIONS CHANGES**

Consider a proposed text amendment to Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance. Proposed changes would allow a second sign accessory to an approved drive-thru lane. Additionally, 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**

**July 15, 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 July 15, 2021.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for July 15, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being conducted pursuant to Governor Pritzker's Disaster Proclamation and Public Act 101-0640 which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Although remote attendance is an option, for the Plan Commission all board members are present at this time.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairperson Garrett Gray  
Eduardo Mani  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas  
Kehla West

Absent Plan Commissioners:

Greg Maniatis

Village Officials and Staff:

Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners:

Randy Ludke representing Ludke Subdivision  
Dr. Toni Scott-Terry representing Allure Wellness Center

Members of the Public:

None

**COMMUNICATIONS** – Dan Ritter, Senior Planner, announced the change in the Commissioners. He thanked the Commissioners who have served and welcomed the new Commissioners.

CHAIRMAN GRAY also welcomed and thanked the Commissioners.

**APPROVAL OF MINUTES** - Minutes of the June 17, 2021 Regular Meeting of the Plan Commission were presented for approval.

CHARMAN GRAY asked that a correction of a typographical error be corrected on Page 6, third to last paragraph that it should read "June 17<sup>th</sup>" not "June 3<sup>rd</sup>".

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to approve the June 17, 2021 minutes as corrected.

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

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JULY 15, 2021 REGULAR MEETING**  
**ITEM #1 WORKSHOP/PUBLIC HEARING – LUDKE, 6303 175<sup>th</sup> STREET – FINAL PLAT OF SUBDIVISION APPROVAL**

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.

Present Plan Commissioners: Chairperson Garrett Gray  
Eduardo Mani  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas  
Kehla West

Absent Plan Commissioners: Greg Maniatis

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners: Randy Ludke representing Ludke Subdivision

Members of the Public: None

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

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission which was available online for the public and the Commission to review and will be a part of the minutes. The Petitioner wishes to subdivide the lot into two lots which led to a variation into the lot sizes and a cleanup for existing variations for the house.

The Petitioner said if he had the extra width he would have more than enough square footage. Also, he noted there is a brush line existing at the 4.75 setback.

COMMISSIONERS LOSCSUITO, WEST, and GASKILL had no comments.

COMMISSIONER SHAW asked if property was owned by current owner since 2017 and was annexed in 1964.

Dan Ritter responded yes.

COMMISSIONER SHAW asked that it was annexed in as that full lot.

Dan Ritter responded yes.

COMMISSIONER SHAW asked if Engineering looked at the topographical drainage for Lot 2. It looks like the elevation drops at the southeast of Lot 1.

Dan Ritter responded yes. When someone comes to build, they will need to go through Engineering. It is a buildable lot. It does not have any major issues. It is not in a flood plain and does not have drainage easements. You cannot subdivide an entirely floodplain property. A new owner would engineer the construction so it drains correctly.

COMMISSIONER WEST asked if that would go through normal building permit process.

Dan Ritter responded yes.

COMMISSIONER SHAW asked if the variances would be on Lot 1, and Lot 2 would not need variances.

Dan Ritter responded yes. Lot 2 will meet all minimum standards.

COMMISSIONER SHAW noted he would have some questions on the finding of fact.

COMMISSIONER MANI had no comments.

COMMISSIONER VARGAS saw the property and had no comments.

CHAIRMAN GRAY had no comments. He asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW. 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 he had nothing further to add from the Workshop. He has the standards available.

CHAIRMAN GRAY asked if the Petitioner had anything further to add. The Petitioner had no comment.

COMMISSIONER SHAW noted a hesitation regarding the block south which has unincorporated lots which may be dividable. We would not specifically be setting precedent with this case, but I'm interested in the larger picture going forward. The findings of fact #2 mention uniqueness. At least 3, 4, or 5 lots are similar. He is not sure how we define unique in this sense. #3 states smaller lots are across Highland. Anything east of Ridgeland is its own neighborhood. #4 mentions it would not impair property values of neighboring properties. The area is wooded and a different feel from rest of Tinley Park. It is debatable on whether subdividing is improving or reducing the value of the neighboring properties. He asked if we have our minimum lot size for any of these other lots might be subdivided.

Dan Ritter responded we don't have a specific line set. He said this lot is a couple thousand square feet under. The Commission would make that decision based on the specific situation and surrounding area. He is not sure where that line would be if it were a variation for 5,000 or 6,000 square feet. Some might be in comparison to other lots, others might be lot specific.

COMMISSIONER SHAW noted the base zoning is the minimum. There are quite a few lots in the area that are smaller. If he were looking at a smaller subdivision, he would be hesitant for it.

Dan Ritter responded he wasn't sure why it was zoned R-2. Some of it appears it could have been R-3. There were both big and small lots in the area.

COMMISSIONER SHAW stated mitigating factors are that it's on the corner, and there is a similar subdivision across the street.

COMMISSIONERS MANI, VARGAS, GASKILL, WEST, and LOSCSUITO had no comment.

CHAIRMAN GRAY stated the subdivided second lot does conform. The interior lot requirement is 13,00 square feet. The corner lot is unique that it was subdivided 62 years ago into the 100-foot width. It was retroactively given the standard for 115-foot width. You have to consider the history of the parcel. Even the lot as a corner, 14,417 square feet is still greater than the 13,000 square feet of interior lot. It is a little shy of it but is not the fault of the homeowner.

The building already exists. The setbacks are OK. The secondary front yard has been there already. There are smaller lots in the subdivision. I think it would be something reasonable for these variations given the way it was subdivided and annexed in. He asked if anyone from the public wishes to speak on the item. Hearing none, he asked for a motion to close the public hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried. He asked staff to present the Standards.

Dan Ritter reviewed the draft Standards, summarizing the requests, as outlined in the Staff Report.

#### Motion 1-Variations

COMMISSIONER WEST made 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 115 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.”

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

#### Motion 2-Final Plat

COMMISSIONER MANI made 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

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

This item will be reviewed by the Village Board at their August 3rd meeting.

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

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

**SUBJECT: MINUTES OF THE JULY 15, 2021 REGULAR MEETING**

**ITEM #1 WORKSHOP – ALLURE WELLNESS CENTER, 7151 183<sup>RD</sup> STREET – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE AND SITE PLAN/ARCHITECTURAL 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.

Present Plan Commissioners: Chairperson Garrett Gray  
Eduardo Mani  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas  
Kehla West

Absent Plan Commissioners: Greg Maniatis

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners: Dr. Toni Scott-Terry representing Allure Wellness Center

Members of the Public: None

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

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. The summarization included a review of the proposed Special Use Permit for the dwelling, site plan details, and the need to request a parking variation. She noted the previously approved landscaping plan and provided staff recommendations for conditions.

CHAIRMAN GRAY invited the Petitioner to speak.

The Petitioner, Dr. Toni Scott-Terry, introduced herself to the Commission and noted that her current medical spa is located across the street from the subject property. She stated her goal is to have a wellness center in the South Suburbs with IV infusions, medical practice, and future massages. She noted the southwest apartment entrance will have a sidewalk as well. It will not be blank. Regarding the east entry which is shared with the med spa, she noted she could close off the door if that is a concern. Her plan is to use it as a personal space rather than to lease it out to a stranger. She noted the apartment would help with tax relief for the building. She asked if there were any questions on that issue.

CHAIRMAN GRAY stated the Commission will hear comments from the Petitioner, and as the Commission has questions, she could answer them at that time.

Petitioner noted the existing is located past the building. Once you get to the sign, you miss the building. She noted in her current practice location that she never paid attention to the subject building. There are a lot overgrown weeds.

She wants to move the sign before one misses the building. She would like to remove the existing monument sign and place a new sign at a new location. Her landscaper believes a new sign could be located ten feet from the property line before the entrance into the driveway. She would like the new monument sign to have an LED message center. She has spoken to at least three sign contractors. Her landscaper has been to the site, but has not yet completed the plan. She would like to keep plans with previous landscaping but still have visibility of the main structure. The fitness center/garage overhead doors will be tinted. This will be a boutique fitness center without much equipment, to be for clients with everything all in one space. Regarding parking, and the anticipated intensity of use, she noted her submitted narrative had listed the total hours that the business phones are turned on. She clarified that all clients come by appointment only and thus will not have a large number of clients at the site. Parking will be managed in that manner. On certain days, they may not open until noon.

CHAIRMAN GRAY asked what are the hours for the Wellness Center.

The Petitioner stated her office will have different hours than the medical spa. She sees her patients Mondays, Tuesdays, Fridays, and every other Saturday. Her staff is there the other days doing patient callbacks. The Spa will not open Monday and Sunday, and will be by appointment. All employees will be part-time and there on different days. The rooms will not be 100% in use 100% of the time. Some of the rooms will be for taking pictures or relaxation and not in "active use".

CHAIRMAN GRAY asked COMMISSIONER VARGAS for questions. COMMISSIONER VARGAS said she visited the property, and the landscaping looked overgrown. The building was hard to see, and she had passed it. She agreed with the Petitioner on those aspects. She had no questions at this time.

CHAIRMAN GRAY asked COMMISSIONER MANI for questions. COMMISSIONER MANI had no comment. He stated that the Petitioner had already answered his questions.

CHAIRMAN GRAY asked COMMISSIONER SHAW for questions. COMMISSIONER SHAW clarified with the Petitioner that she is in the Tinley Point building across the street with Dunkin. She would like to expand her business. He mentioned the Petitioner noted she plans to use the apartment space for personal use rather than leasing it out. He noted the concern is that the second apartment entrance is a shared entrance in that the apartment leads into the office space. He didn't think closing it up would be an option if there were safety concerns with egress.

Dan Ritter, Senior Planner, stated they might be able to do locking mechanisms that allow the residential space an entrance but no access to the commercial space, which would still have an egress path.

COMMISSIONER SHAW noted that would be security for resident not for the business.

Dan Ritter stated it could be so the resident could not get into the office space. Staff has seen some of these apartments approved. English Garden had an apartment. She runs her business on the first floor and there is no separate entrance there. There is a shared area where you can go up the stairs to the apartment or to the left to the office. The preference is to be separate or have an ability to be. We are making it a livable space, which can be legally occupied. The Petitioner might want to lease it out and put a door there so the resident could not go into the medical space. If there's an ability to put a door there, then maybe that is sufficient enough at this time rather than completing the work now. If she leases it out, she can always put one there with a building permit and that will likely be driven by her businesses needs for privacy.

COMMISSIONER SHAW said as we consider the special use, we do not differentiate between owner-occupied and leased space. He asked if we have to design it as though it were leased.

Dan Ritter said it could be either.

Petitioner said we could close it off at the entrance going into the spa space and make it a wall.

Dan Ritter said the Petitioner would need to ask her architect if there is a need for an egress point there. There are certain distances you have to meet. If the architect draws it on the plans which get approved and it meets code you could do that, or it could be a door that locks from the foyer area which you could still get out at. You would have

presumably another door at some point to the apartment that would lock, too. The employees would not be able to get into the apartment and the tenant could not get into the business.

COMMISSIONER SHAW wanted to understand what was the nature of concern.

Dan Ritter said with the business owner occupying the property, it is helpful that would want to block the space off and make the choice herself. If you didn't know who was going to be in the commercial space and if it wasn't owner-occupied, you may want to push for it more upfront. The special use permit is tied to the property owner and this proposal. It does not run with the land. If it is sold as a new business or owner, they would have to go back through this process again to ensure it still makes sense with the new situation.

COMMISSIONER SHAW if this was approved under the assumption it would be owner-occupied and then down the road it would be leased out, then we are back in the same situation. It is best to approach with assumption it is not owner-occupied or could be at some point. He also noted it is off Convention Center Drive. Other than development to the east, there is no residential or mixed use nearby. In terms of pedestrian access to site, there are no sidewalks on 183rd.

Dan Ritter said the sidewalk goes up to Convention Center Drive to the point with the multi-use path. Everything west from that point to Burger King does not have a sidewalk or path yet.

COMMISSIONER SHAW asked for confirmation that there's no crossing at Convention Center Drive, and if it was a state-owned roadway.

Dan Ritter responded 183<sup>rd</sup> Street was county roadway, but believes it is owned by the Village now. He believes sidewalks go up to Culver's now as well on the other side of 183<sup>rd</sup> Street. 183<sup>rd</sup> Street has been a priority for sidewalks but does cost money and take time. It stops at or soon after that intersection.

COMMISSIONER SHAW asked the outlots to the east of Convention Center Drive were zoned the same and if it is also envisioned for potential mixed-use development. The single apartment is like an island.

Kimberly Clarke, Community Development Director, stated that there have been inquiries on developing that lot. The Village encourages this as a potential mixed-use development. The Village was approached with a townhome proposal, but noted they did not think that was a good fit at that location in an outlot to the convention center, but again would consider mixed-use like there is across the street.

Dan Ritter said standalone commercial is permitted there as well, but staff has encouraged potential mixed-use there.

COMMISSIONER GASKILL had no comment.

COMMISSIONER WEST concurred with COMMISSIONER SHAW with the assumption it is not to be owner-occupied because circumstances can change. She asked if there are any concerns about noise, smell, or toxicity that would impact the residential unit.

Petitioner answered no. They are quiet and not using chemicals that emit odors.

COMMISSIONER LOSCUITO agreed with COMMISSIONERS SHAW and WEST regarding the entranceway preventing access of the residential unit to the commercial space. In the future you could lease it out. There would be safety concerns for your business and the resident. Locking mechanisms would ensure there wouldn't be access. He also agreed with the Petitioner on the parking. He doesn't see parking being an issue since the Petitioner will have appointments. He suggested there be two parking spaces designated for the apartment.

CHAIRMAN GRAY noted the Petitioner had already answered his questions on the open items. He stated we still need more information on the ground sign including location and dimensions. He would like to see what it would look like. He also noted that Open Item #3 requires the trash enclosure gate replacement.

Petitioner answered yes, that her builder is aware.



CHAIRMAN GRAY noted Staff would need the exact style and framing of the clear overhead doors.

Petitioner said the overhead doors would have a tint so you cannot readily look completely through.

CHAIRMAN GRAY asked when the Petitioner will hone down the overhead door specifications.

Petitioner said the door specifications and color should hopefully be selected next week.

CHAIRMAN GRAY said to share that information with Staff.

Petitioner agreed.

Mr. Ritter noted it would be required with the permit review and approval.

CHAIRMAN GRAY noted there are several small businesses within one building with a dedicated sign. He asked if it would be "Allure Wellness Center".

Petitioner said it will read "Allure Wellness Center" with list of the medical spa, office, infusion center, and fitness center, and if they add a dermatologist or plastic surgeon.

CHAIRMAN GRAY noted that on Open Item #1 he noted the special use permit for the apartment was approved in 2005. You are changing out the balcony. He concurs with COMMISSIONER SHAW and WEST that if it changes owners, then it would have a separate user and be a concern. He concurs with COMMISSIONER LOSCUITO. He noted the Petitioner seems she has a good management on the hours of the business, and the boutique center would be contained. He does not believe the deficient 11 spaces will be an issue. He agrees with COMMISSIONER SHAW on the sidewalks. If there is any opportunity with Staff, you can connect the community little by little with sidewalks. He asked if there are any other comments. He asked if the Commissioners had any other comments.

COMMISSIONER SHAW said the designated parking spaces for the apartment sound like a good idea.

Dan Ritter said the Village has made that a condition on previous items. He thinks Avocado Theory has that as well as George Faycurry. It helps a resident know that they can park near the apartment entrance and will have the stalls available at all times.

COMMISSIONER SHAW said this sounds like a reasonable condition and not burdensome, but would not be a deciding factor for him.

CHAIRMAN GRAY asked if Staff would like to run through the open items.

Dan Ritter said Staff has received some good feedback.

CHAIRMAN GRAY said the Petitioner should keep in touch with staff. He noted the Public Hearing would be on August 5<sup>th</sup> at the Plan Commission. He noted she should plan to attend, if not in person, then virtually by phone.

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

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

**SUBJECT: MINUTES OF THE JULY 15, 2021 REGULAR MEETING**

**ITEM #1 WORKSHOP – TEXT AMENDMENT – ADULT-USE RECREATIONAL CANNABIS DISPENSARY LOCATION CHANGES**

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Present Plan Commissioners:

Chairperson Garrett Gray  
Eduardo Mani  
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Village Officials and Staff:

Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners:

None

Members of the Public:

None

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

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission which was available online for the public and the Commission to review and will be a part of the minutes. This text amendment proposes to make changes from last year's approval to permit cannabis dispensaries. Staff brought this to Committee of the Whole on the 29<sup>th</sup> which had the direction to move forward with a text amendment to the Plan Commission. The consideration is to allow it in multi-tenant buildings, remove the corridor requirements, and allowing it as a special use in additional zoning districts. He showed a use chart, noting growing and processing is prohibited. The concerns from the zoning districts can be covered through the special use process, allowing dispensary operators to find more locations.

CHAIRMAN GRAY asked if there were any questions.

COMMISSIONER LOSCUITO had no questions.

COMMISSIONER WEST had a concern on co-tenancy that removing language on being a stand-alone building. She noted her experience working with the Veteran's Affairs in Aurora, which had a large multi-tenant building built around the 1980's with a large central courtyard. It was a struggle for the clinic to not smell of cannabis. It was an older building that might have had ventilation issues. She suggested that language be put in that if it is multitenant, then the dispensary must own the building. If they owned the building, they could be more selective on who else goes in the building. If the dispensary doesn't own the building and moves in next door and impacts the other businesses, that is not in everyone's interests.

Kimberly Clarke, Community Development Director, said that was one of her concerns as well. She suggested that a condition be applied to require an HVAC system submittal showing upgraded ventilation. She also noted on the licensing end, there could be a maximum number of complaints allowed similar to liquor licenses.

COMMISSIONER WEST noted even with an HVAC system, the smell has to go somewhere such as the parking lot. She asked what benefit does co-tenancy provides.

Kimberly Clarke responded that many of the Village's shopping centers have a management company and currently will not lease to these types of uses if they have a mortgage, the bank prohibits renting to these types of uses. She doesn't think it will be a lot of requests, but doesn't know about the future. The currently available locations permitted by code are limited. This is to provide more options. Standalone is the best control, but many of them are not able to build from the ground up due to timing or financing.

Dan Ritter noted there are separate outlot buildings as part of the same parcel. There is also multitenant shopping centers with connected sections. He noted there was a change with the state regulating medical versus recreational cannabis. A lot more limits were set which may have included HVAC upgrades and things like not having pot leaf images as a logo.

CHAIRMAN GRAY asked if smell is an issue even when cannabis is not being smoked.

COMMISSIONER WEST responded yes, there is a smell in storage of cannabis as well she had experienced at her previous job site.

Dan Ritter recalled there were a couple of operators who had previously explained their business. He noted for recreational cannabis, the product packaging regulations are stricter, requiring it to be behind counters, packaged a certain way, and not opened regularly. It is a little more controlled than it was with medical cannabis in that way.

CHAIRMAN GRAY said if you're an existing tenant it could negatively impact your business.

COMMISSIONER WEST noted the regulation of a certain number of complaints and that there are residents who will be opposed anywhere, anytime, regardless. That may bring nuisance complaints.

Dan Ritter stated the Commission could consider separate conditions you can review for a Special Use Permit. We can make it specific to ventilation and HVAC. He noted Staff can call some other communities, Joliet, etc.

CHAIRMAN GRAY asked if COMMISSIONER GASKILL had a comment.

COMMISSIONER GASKILL had no comment.

COMMISSIONER SHAW noted he was not here for the previous consideration. He noted the ordinance states intentions which include 1) improving the health, safety and welfare, 2) economic development, and 3) foster the intent and purpose of the Zoning Ordinance being in the best interest of the Village. He felt the first and second intentions seem to compete. You could limit one by going too far in the direction of the other. He is looking at this from the perspective of what is changing. As the ordinance sits we are limiting potential sites.

He is looking at the objectives relating to limiting it to a corridor and stand-alone building. He doesn't know enough to form an opinion. There have been other types of businesses impose on neighbors, not necessarily cannabis.

He stated he did not understand the limiting to corridors. He questioned the intent of that if it was for health and safety.

Kimberly Clarke noted that Village of Lombard did a deep dive in their review of cannabis. They, similar to Tinley, had major roads traversing into town which drew people from other areas into town. They chose to keep cannabis in the high-traffic areas instead of on smaller collector roads going into neighborhoods. Major roads in Tinley would be 159<sup>th</sup>, Harlem, LaGrange where there already is high traffic. The users there are retail and want to be seen. That approach seemed to be supported by the community. The Chief of Police preferred to have uses highly visible and not tucked away in industrial parks in order to keep eyes on it. She noted corridors are not really necessary anymore.

COMMISSIONER SHAW asked if cannabis is a Special Use Permit everywhere with the standards addressed.

Kimberly Clarke responded yes.

COMMISSIONER SHAW noted the Special Use Permit could address proposals off the beaten path. When he looks at objectives in the original ordinance, it seems perhaps too restrictive up front. Even with striking language now, the Special Use Permit is still a safety valve. He would have to hear more to decide about the standalone building. He understands reasons to keep it and eliminate it. Eliminating would be solely for economic development. He is not saying any of these changes further improve health and safety. He asked if we had a larger PUD with an outlot as a single building, would that be considered a standalone.

Kimberly Clarke responded it would be standalone. She noted the lot in front of the convention center on 183<sup>rd</sup> Street was not included as part of the corridor and someone in theory could have a standalone building there with the removal of the corridor limitations.

COMMISSIONER SHAW noted the potential for corridors was to eliminate or expand and the recommendation was to eliminate. Other than a few major roads we would have to stretch to further define the corridors.

COMMISSIONER MANI agreed we want it to be more flexible. The language on ownership may limit it though. Eliminating the corridors may help. It may be best to do baby steps with this type of business and adjust it per comments from some of the community. There may be requirements for other businesses going into a strip center such as pollution control units for restaurants to limit the smell of food in the neighborhood. There must be some filtering systems to eliminate the odor outside.

COMMISSIONER VARGAS noted concerns about co-tenancy. Specifically, foot traffic is an issue by Harlem at Worth. In the evening there's always lines at standalone locations. How will it impact other businesses if they are cotenants and there is a line blocking off their entry? Would it put people off from accessing their businesses?

COMMISSIONER WEST asked if it is possible to impose a Special Use condition to not have a line obstructing another business when there are cotenants.

COMMISSIONER VARGAS suggested it could if it was at the end of a strip mall. She asked if there were any increased crime with the dispensaries. She asked if it would put other businesses at risk if it were a co-tenancy.

Kimberly Clarke noted she can follow-up with Chief Walsh.

Dan Ritter noted the line could be addressed as part of the Special Use Permit. Access is one of the standards. Traffic and pedestrians are considered. If a Special Use is unique, there may be a long list of conditions.

COMMISSIONER SHAW asked if we know how long the extreme demand is anticipated. He noted Krispy Kreme doughnut demand eventually died down.

COMMISSIONER WEST noted she would see a line at the Worth dispensary at Harlem around 430-600pm, but not a line after 630pm. She understands that sales initially skyrocketed, then slightly dropped off, but not drastically. It might be steady.

Kimberly Clarke noted Sunnyside encourages customers to pre-order online. She noted Worth Dispensary is a small site that might have parking issues.

COMMISSIONER WEST noted there was an Enterprise Car Rental nearby that moved out. She doesn't know whether or not they were driven out from traffic and smell.

Kimberly Clarke noted some customers are now savvy with ordering online.

COMMISSIONER SHAW noted this needs to be managed upfront. He questioned if this business pattern would remain high or settle down.

Dan Ritter noted with more dispensary licenses issued, the demand should spread out further. It is probably at peak when it first started and now.

CHAIRMAN GRAY recalled PF Chang's used to be hard to get in, but not now.

Kimberly Clarke noted Aldi sometimes has lines.

Dan Ritter noted Rise Dispensary in Joliet is a large, standalone building which had a lot of traffic initially and had people parking in the nearby mall lot. Lately he has not seen anybody in the lined areas, even on the weekends, so it seems the initial rush of demand has faded.

CHAIRMAN GRAY noted the Village Manager's memo mentioned dispensary owners wanting 25 parking spots. It may be prudent to reach out to cities that have it implemented. He asked if Lombard regulations were for co-tenancy. He thinks it is OK to eliminate the corridor. The few buildings that are candidates He recapped Commission concerns on nuisances for odor, lines, and crime. He suggested that in addition to having staff reach out to the Chief, and if possible to an existing co-tenant or neighbor. We want to increase business but not hurt established businesses. He feels COMMISSIONER WEST has good insight with her VA experience. We have to ask the right people the right questions to get more information. More information is needed on item #8 regarding co-tenancy before a decision can be made.

COMMISSIONER SHAW noted he is leaning toward removing corridor requirements. He doesn't know yet about the standalone. Consider those as separate items potentially. If we recommend to remove the corridor requirements, but don't recommend changing the standalone, over time we will learn more.

CHAIRMAN GRAY asked if there were anymore comments. Hearing none, he asked Staff to draft an ordinance, available for the public hearing at the August 5<sup>th</sup> meeting. He suggested staff reach out to public entities if possible on questions by the Commission.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JULY 15, 2021 REGULAR MEETING**  
**ITEM #1 WORKSHOP – TEXT AMENDMENT – SIGN REGULATIONS CHANGES**

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

Present Plan Commissioners: Chairperson Garrett Gray  
Eduardo Mani  
James Gaskill  
Frank Loscuito  
Ken Shaw  
Jennifer Vargas  
Kehla West

Absent Plan Commissioners: Greg Maniatis

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

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

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission which was available online for the public and the Commission to review and will be a part of the minutes. When variation approvals reoccur, it could indicate the existing code may not work. The main driver for this current amendment is due to variations needed for preview menu boards. They have become an industry standard. He noted other sign code clarifications are being considered too that include eliminating maximum sign height, letter height, lines of lettering which may be overregulation on signs that otherwise looked fine.

COMMISSIONER VARGAS asked if there was a regulation for maximum square footage.

Dan Ritter responded yes, we already have that regulation based on the frontage. Currently, you could have a logo that fits within a space and looks fine stacked, but it is not allowed due to the height. Recent sign variances included Burlington Coat Factory, the Grocer, Floor & Décor, Menards, and Aldi.

COMMISSIONER MANI noted Aldi's original sign was very large and we shrunk it down.

Dan Ritter clarified we are not eliminating the maximum size overall. Aldi had 100 feet of frontage so they still would have only been allowed 100 square feet. The sign height aspect doesn't really limit the overall size of the sign.

COMMISSIONER MANI expressed a concern that the signs may look weird if the maximum height is eliminated.

Kimberly Clarke noted the signs will have to align with the centerline of the façade.

COMMISSIONER MANI stated a current project he is working on considers the percentage of the square footage of the store's elevation with a maximum cap.

COMMISSIONER SHAW stated he agrees with the recommendation to eliminate the maximum letter and overall height. If someone had the vertical clearance they could have a narrow sign like a letter "T". Managing square footage makes sense. In the end we achieve the same objective without overregulating. He agrees the language is good for not interfering with architectural features. He asked if the top of the building is considered an architectural feature, if the sign could extend over it.

Dan Ritter noted the code states you cannot go over the roofline and if there's a cornice like Brookhaven it could be an architectural feature.

COMMISSIONER SHAW noted that Menards and Dicks is not as obvious. It is good the code regulates margins.

CHAIRMAN GRAY asked if the Whole Food's curl on the "O" is one foot below the architectural feature.

Dan Ritter noted that sign was in Orland Park, and would be unique and in for a variance anyways for size where it would be reviewed for its overall fit and appearance on the building.

CHAIRMAN GRAY also noted the Dicks Sporting Goods apostrophe appeared to be above the margin constraints of the architectural features.

Dan Ritter noted that shopping center developments typically come with sign plans, and in those maximum letter heights might make sense to keep the signs consistent across the shopping center. However, Brixmoor facades are being developed with where signs might go. We could tailor the request to the specific shopping center. Letter heights even apply to large industrial buildings along I-80. You would not be able to see the signs if not for the variations.

COMMISSIONERS GASKILL, WEST, and LOCSCUITO had no comment.

CHAIRMAN GRAY stated the preview menu boards have come to the Plan Commission recently and has become redundant. It's a good tweak to reduce the need for these variations. He echoed comments by the other Commissioners. As long as signs don't interfere with architectural elements, he does not mind eliminating the maximum sign height. He echoed COMMISSIONER MANI's comment that you may want to keep signage uniform.

CHAIRMAN GRAY asked Staff to draft an ordinance, available for the public hearing at the August 5<sup>th</sup> meeting.

## **GOOD OF THE ORDER –**

Dan Ritter noted the new and existing Commissioners can reach out to staff with any questions. He stated we may consider Commissioner training with the APA to give a broader perspective on what to do. He provided a status update on projects including recent approvals. He noted Pete's Fresh Market goes to Village Board July 20<sup>th</sup>. He mentioned he reached out to the residents on the public hearing's date and location. Scannell was approved by Village Board. The Boulevard is having people move in on the 2<sup>nd</sup> floor, and hopefully commercial tenants soon. The next meeting is August 5<sup>th</sup>.

**COMMENTS FROM THE PUBLIC** – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

COMMISSIONER SHAW stated the Village recently lost a long-term servant Edmund Matushek who had served as Plan Commission Chairman in 2016. He noted Ed's name was on the plaque outside and was also a longtime Village Trustee. He appreciated and respected him as a public servant.

CHAIRMAN GRAY acknowledged COMMISSIONER SHAW's words.

## **CLOSE MEETING -**

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER SHAW to adjourn the July 15, 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 9:25 P.M.





# PLAN COMMISSION STAFF REPORT

AUGUST 5, 2021 – PUBLIC HEARING

## 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 183<sup>rd</sup> 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 183<sup>rd</sup> 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.

Changes from the July 15, 2021 Plan Commission workshop meeting are indicated in **Red**.

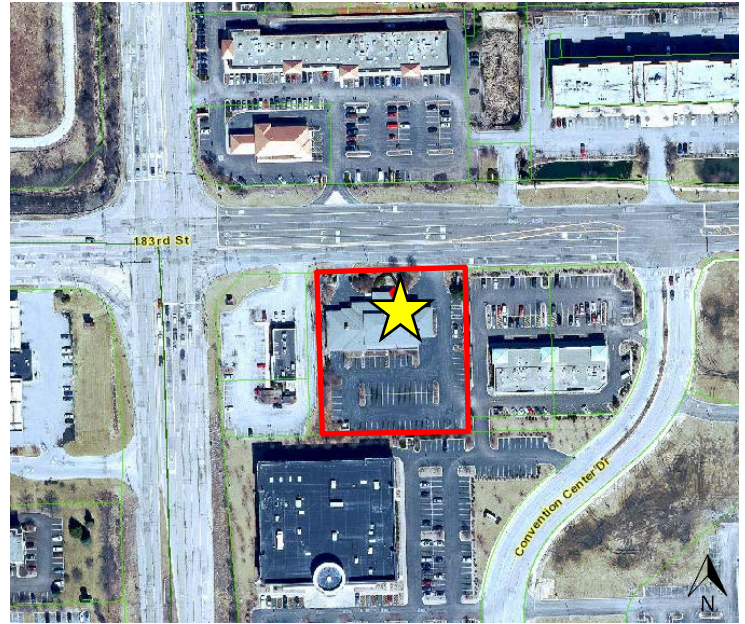
## EXISTING SITE, HISTORY & ZONING

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 183<sup>rd</sup> 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.





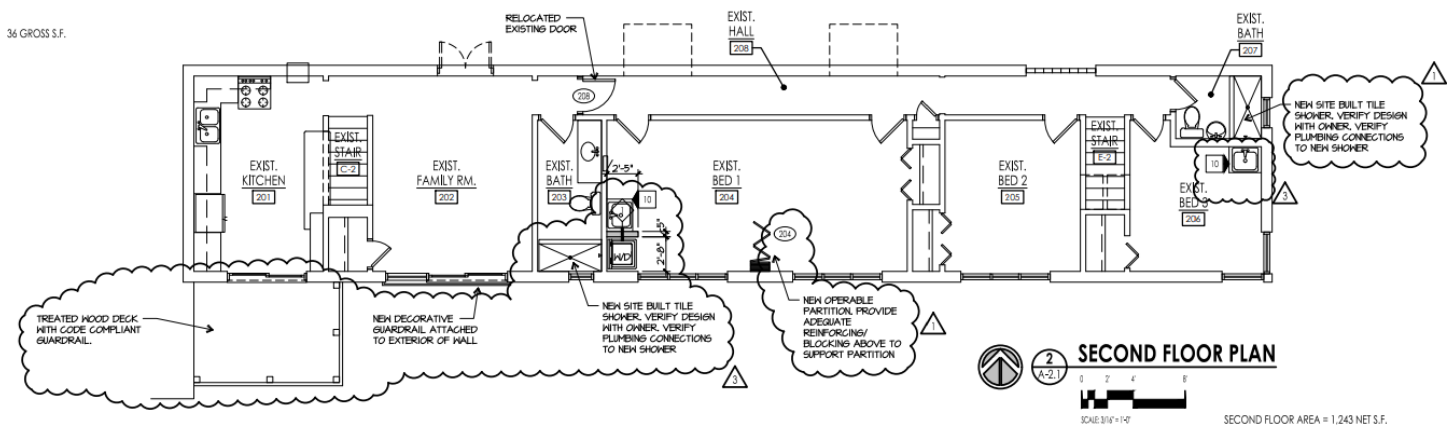
## PROPOSED USE

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 183<sup>rd</sup> 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

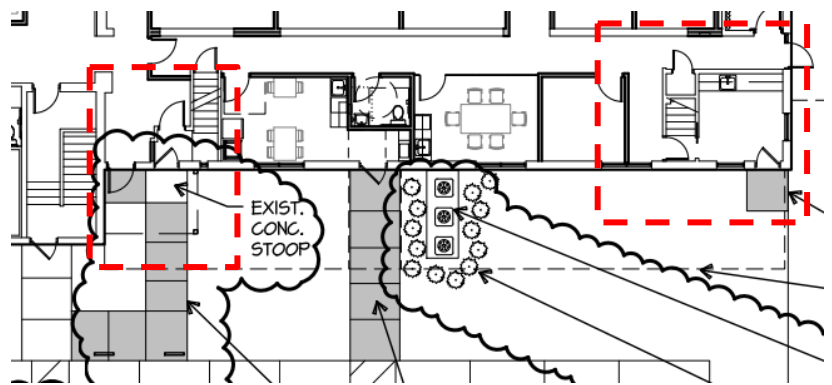
The establishment of a residential unit above or to the rear of a principal commercial use requires the approval of a Special Use Permit. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005. The change was made to better align with current planning development trends 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 183<sup>rd</sup> 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. The second apartment entrance is to the east, accessed on the southeast end of the building, and is shared with the employee medical space.



*Apartment Revised Entrances*

The Petitioner will designate two parking spaces with signage for the apartment's use, which has been indicated on the plans.

***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.***

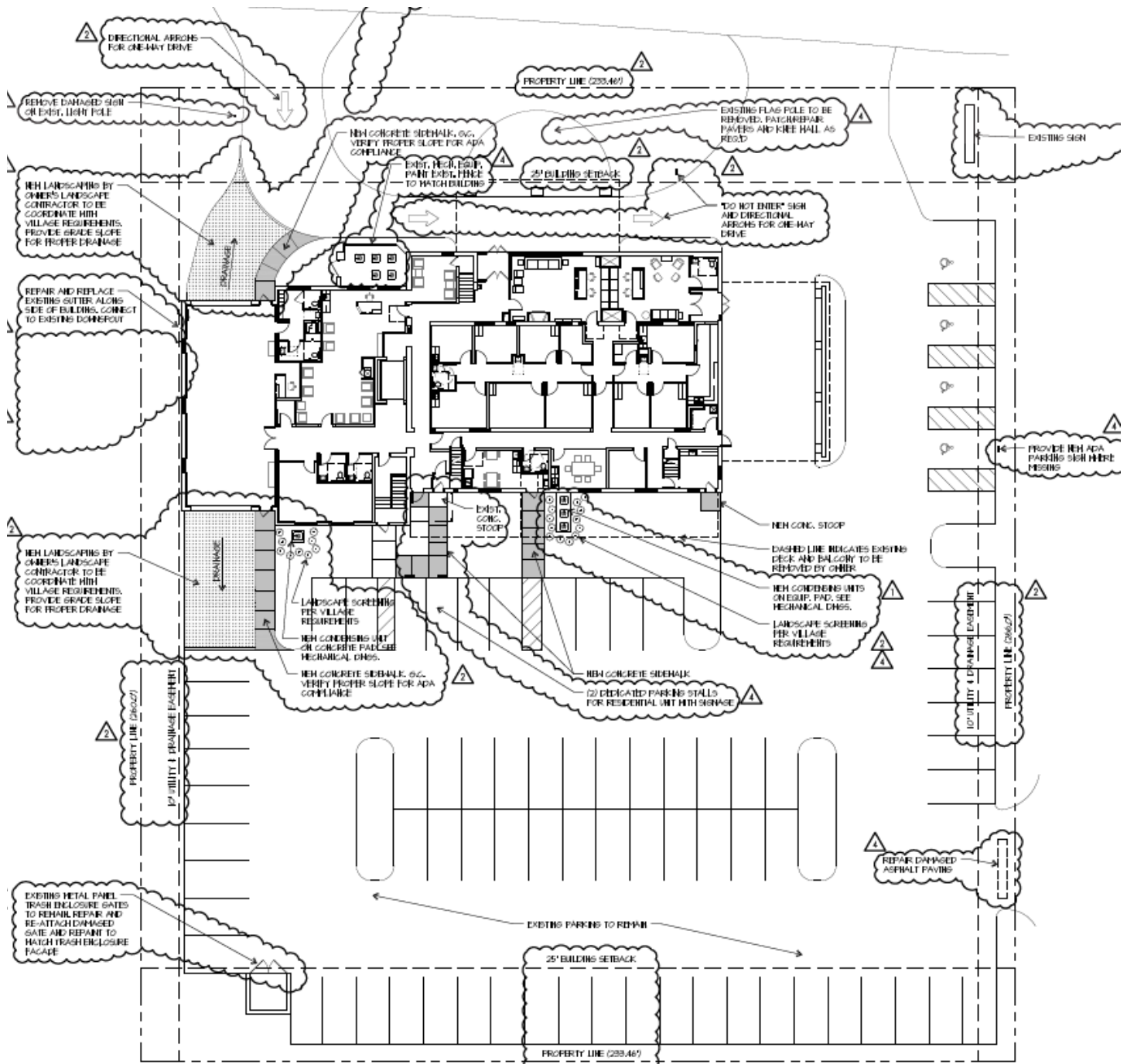
The Petitioner will have two apartment entrances at the rear of the building and separate from the business use. Both entrances are to serve as egress routes with a ground-floor vestibule stairway, exterior door, and interior door to the business use. The Petitioner states that in order to keep the apartment and business uses separate, each interior door to the business portion will have a two-way lock with a key only in her possession. The Petitioner intends to have a two-way lock with one key kept by her for the interior business doors in both entrances.

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

A walkway has been added to the west apartment entrance door.

## SITE PLAN

The building frontage is to the north along 183<sup>rd</sup> 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.



Revised Site Plan

Access to the site is primarily through the curb cuts on 183<sup>rd</sup> Street. There is also existing cross-access on the east connecting to the multi-tenant strip mall. The eastern 183<sup>rd</sup> Street curb cut functions as a two-way entrance and exit to the site. The western 183<sup>rd</sup> 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.

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 is 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.

The site plan has been updated for the public hearing. Revisions reflect existing signage to remain, trash enclosure to remain and be repaired, landscape screening around the condenser units, and site maintenance improvements per the Village's Change of Use inspection.

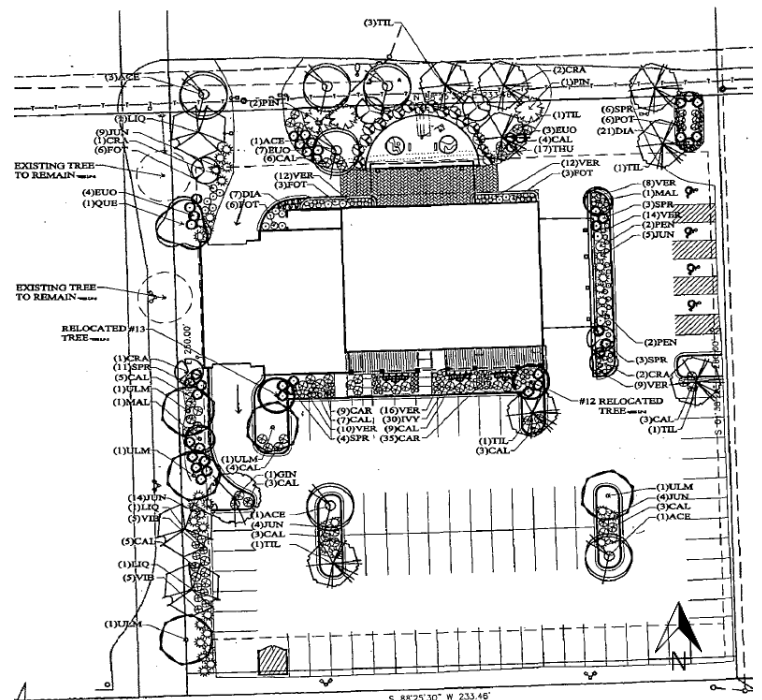
**Open Item #3: Confirm removal of existing sign and provide location and details of the proposed sign. If the sign is set back is less than 10 ft. a Variation is required to be requested.**

The Petitioner has removed any changes to signage from the plans. The Petitioner does not yet have a sign plan ready. When the Petitioner does, she will either comply with the sign regulations or will need to request a separate Variation at that time.

## 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.



Previously Approved 2005 Landscape Plan





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

The landscaper has noted that two trees on site are dying. The landscaper has prepared a proposal detailing cleanup of landscape beds, flag pole removal, fixing and cleaning of existing pavers, assessing the water feature, and providing landscape screening around the new condenser units. It was also noted the low boulder wall is a water feature and the Petitioner proposes to bring the water feature back to functioning order.

The Petitioner's landscaper is preparing a Landscaping Plan. Staff recommends a condition requiring compliance with the previously approved Landscaping Plan prior to building occupancy and review by staff of any new or changed landscaping locations.

## 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.

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.



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

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



*Previously Supplied Sample of Overhead Door*

The Petitioner is working with vendor Haas Door on specifications for the two overhead doors at the fitness center. The doors will be 16' wide by 8' tall with four panels & four sections and brown aluminum extrusions. The doors will have a vinyl weather-seal. The Petitioner is obtaining glass specifications from the vendor, including tint and energy compliance information. A recommended condition has been added requiring staff review and approval of the doors and any exterior changes.

***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.***

The Petitioner has confirmed from her builder that the height of the new condenser units will be under three feet tall. The Petitioner's landscaper intends to screen the units with either Hick Yews which are installed at 30" tall and mature at four to five feet tall, or Arborvitae which mature at six feet tall. The Petitioner will paint the fencing at the front of the property that is currently screening mechanical units.



## SIGNAGE

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### 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 183<sup>rd</sup> 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.~~**

As noted above in the staff report, the Petitioner does not yet have a sign plan ready. When the Petitioner does, she will either comply with the sign regulations or request a Variation as a separate consideration at that time. One compliant option could be to reface the existing ground sign. Staff has recommended that she consider branding the signage as "Allure Wellness Center" and not individual tenants due to the nature of the development and increase visibility of the words on the sign.

### 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

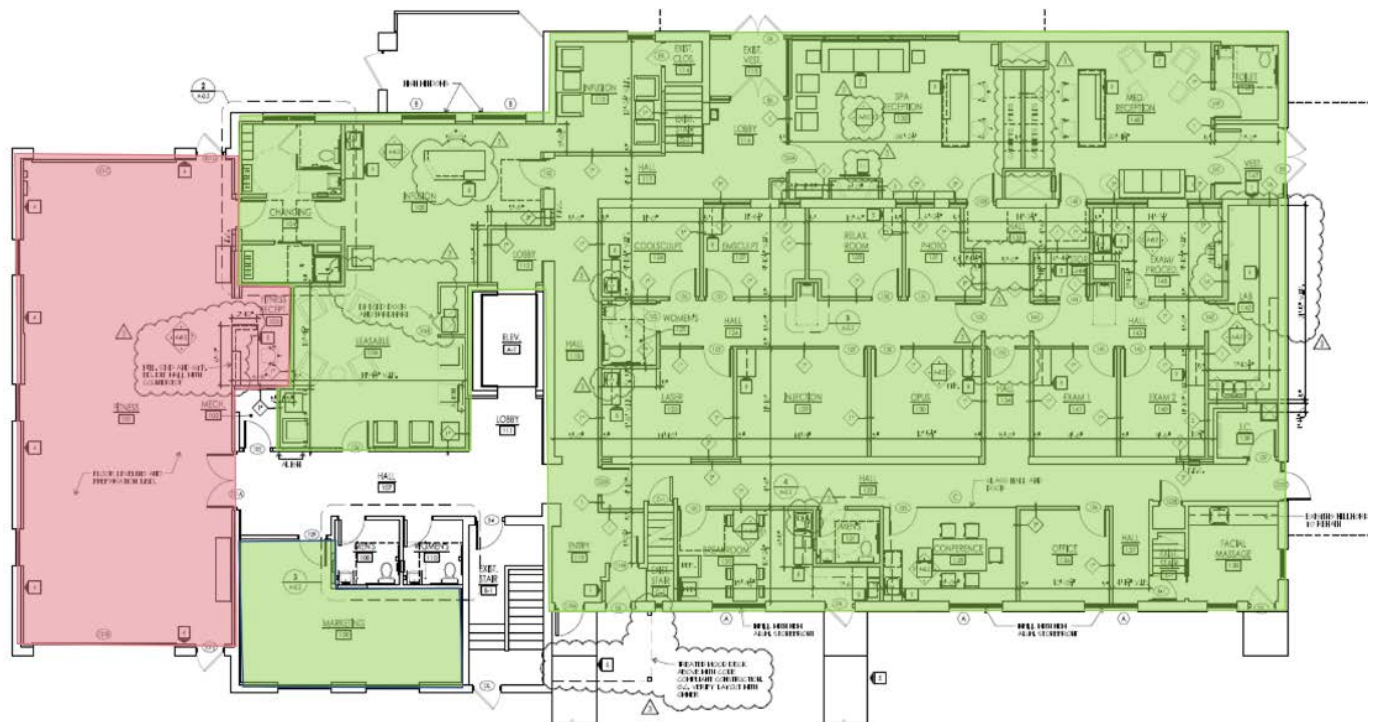
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The Petitioner provided a break down the different proposed uses within the building and their floor area. Staff has determined the parking requirement for the proposed uses will exceed the Zoning Ordinance's minimum parking requirements.

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).



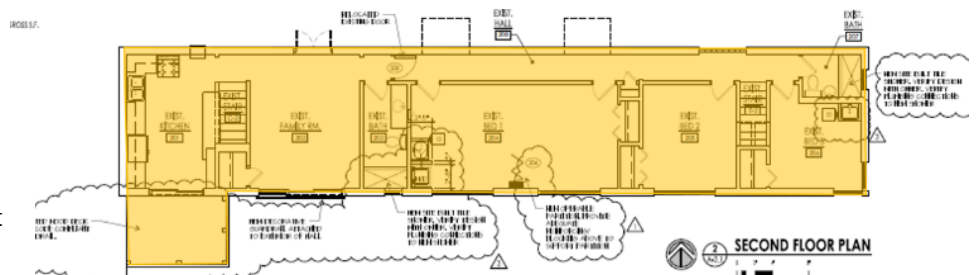
Color Coded Use Diagram of Basement



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	
<b>TOTAL</b>		<b>87</b>	<b>76</b>
<b>SHORTAGE</b>			<b>-11</b>

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 183<sup>rd</sup> 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 11 stalls.***

As noted above in the Special Use section of this report, the Petitioner will designate two parking spaces with signage for the apartment's use. The Petitioner is also removing one treatment room, previously indicated in the First Floor Plan as "Facial Massage ID #138" on the originally submitted plans. The area will now be a separate vestibule space at the east apartment entrance. This will reduce the parking stall Variation from a shortage of 11 stalls to a shortage of 9 stalls. A condition was added to clarify all parking must be accommodated on-site for the proposed uses and monitored by the owner.

## STANDARDS FOR A SPECIAL USE

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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;  
*The apartment is already existing as a second-floor unit on the building and will not be detrimental or endanger the public.*
- 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 apartment is already existing as a second-floor unit on the building and will not be injurious to the use and enjoyment of other properties in the vicinity. The proposed commercial uses are compatible with the residential unit.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;  
*The existing use of the apartment will not impede on the normal and orderly development in the surrounding area. The uses are compatible with one another and neighboring uses.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;  
*Adequate utilities, access roads, drainage, and/or other necessary facilities are existing without any changes required.*
- 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  
*Adequate measures have been provided for ingress and egress and minimization of traffic congestion. The apartment will have separate entrances and will have two designated parking spaces.*
- 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.  
*The apartment will comply with all other regulations of the Village Code.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.  
*The apartment will contribute to the viability of a commercial use on the property as compared to a standalone commercial use. The overall economic development of the community is improved by filling a currently vacant building and adding employment.*

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 SITE PLAN AND ARCHITECTURAL APPROVAL**

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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.



## STANDARDS FOR A VARIATION

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

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.
  - *If the parking met code, the Petitioner would not be able to operate the uses she is proposing or redevelop the property to a viable use. The parking needs associated with this parking variation will be managed by the Petitioner through scheduling of business hours and visits by appointment only.*
2. The plight of the owner is due to unique circumstances.
  - *The property's site configuration of parking is existing and does not have the ability to expand parking on-site, due to the existing building structure and landscaping requirements. The proposed mix of businesses and uses provides flexibility with the parking availability. Businesses take clients by appointment only.*
3. The Variation, if granted, will not alter the essential character of the locality.
  - *The parking lot configuration is not changing except for the addition of three spaces in place of drive aisle pavement near the existing garage. This parking addition is located behind the building. The essential character of the locality will not change and thus will not detract from the overall area.*
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.

## MOTIONS 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. By making a motion, it does not indicate a specific recommendation in support or against the plan, it simply brings the requested motion forward for a vote. The conditions listed below are recommended by staff, but can be added to, changed, or removed by the Commission based on their discussion and what they wish to approve or recommend.

### Motion 1 (Special Use Permit)

*"...make a motion to recommend that the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Special Use for a Dwelling located above a principal commercial use, at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report."*

### Motion 2 (Parking Variation)

*"...make a motion to recommend that the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Parking Variation for nine parking spaces to permit a total of 76 parking space where 85 are required at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report, subject to the condition that parking demand is monitored by the property owner and all parking is accommodated on-site."*

### Motion 3 (Site Plan):

*"...make a motion to grant Jason Terry and Toni Scott-Terry (property owners) Site Plan and Architectural Approval at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report, and subject to the following conditions:*

- 1. Approval is subject to final engineering review and approval by the Village Engineer.*
- 2. Approval is subject to staff review of the overhead door and exterior design remaining in substantial compliance with the existing building and architectural standards.*
- 3. Approval is subject to compliance with the previously approved Landscaping Plan prior to building occupancy. Landscaping in new areas near the fitness center expansion shall be subject to staff review and approval."*

## 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 183<sup>rd</sup> 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. 183<sup>rd</sup> 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:** \_\_\_\_\_ **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:** Toni Smith-Terry **Company:** Allure Laser & Med Spas

**Relation To Project:** Owner & Medical Director

**Street Address:** \_\_\_\_\_ **City, State & Zip:** \_\_\_\_\_

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

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



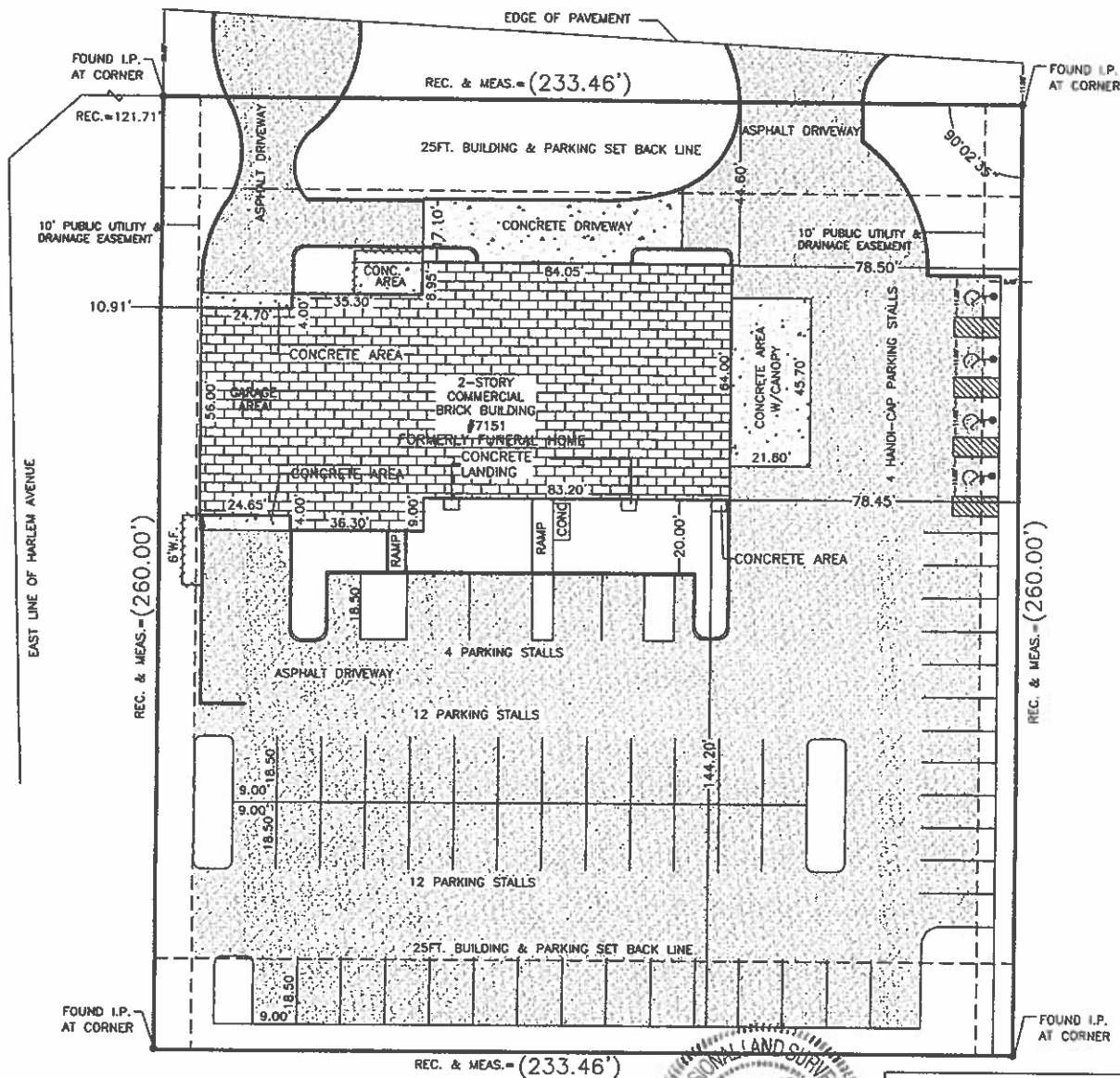
SCALE: 1"=20'

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

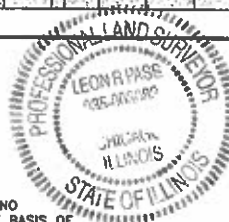


UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

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

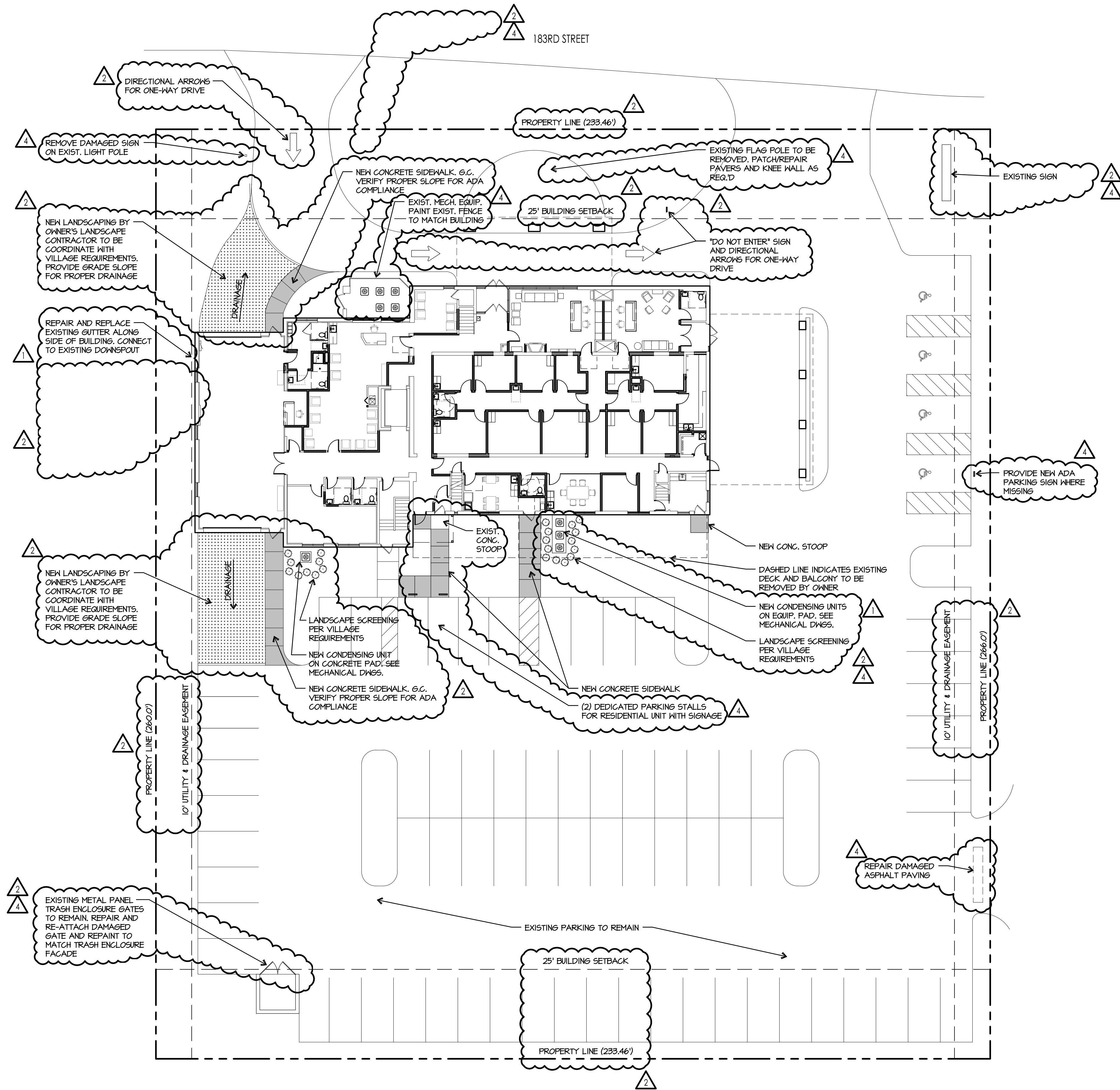
- FENCE POST (F.P.)
- "MAG" NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND
- + CUT CROSS- FOUND OR SET
- PROPERTY LINE

(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 7/29/2021 11:21 AM KVM/KO A-0.0



#### 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, RAMP, ETC. SHALL COMPLY WITH ADA AND ILLINOIS ACCESSIBILITY CODE. VERIFY GRADING AND ADJUST LAYOUT AS REQUIRED.
4. NEW LANDSCAPE FOR EQUIPMENT SCREENING SHALL COMPLY WITH VILLAGE REQUIREMENTS. PROVIDE "HICK TREES" AND/OR "ARBORVITAE" PLANTINGS AROUND UNITS FOR COMPLETE COVERAGE AND ENSURE ADEQUATE SPACE. MAXIMUM CONDENSING UNIT HEIGHT IS 46".
5. CLEAN UP AND REMOVE WEEDS GROWING THROUGH PARKING LOT ASPHALT.



1  
A-0.0

#### ARCHITECTURAL SITE PLAN

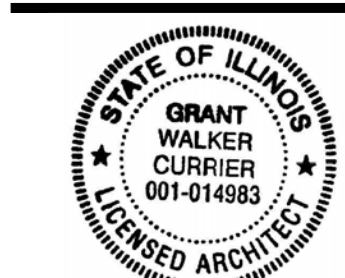
0 8' 16' 32'

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



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

Proposed Interior Remodelling 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
07-30-2021	KWY	PLAN COMMISSION REVISIONS

**2020-0207**

PROJECT NUMBER

**07-01-2021**

DATE

**KWY**

DRAWN BY

FINAL REVIEW

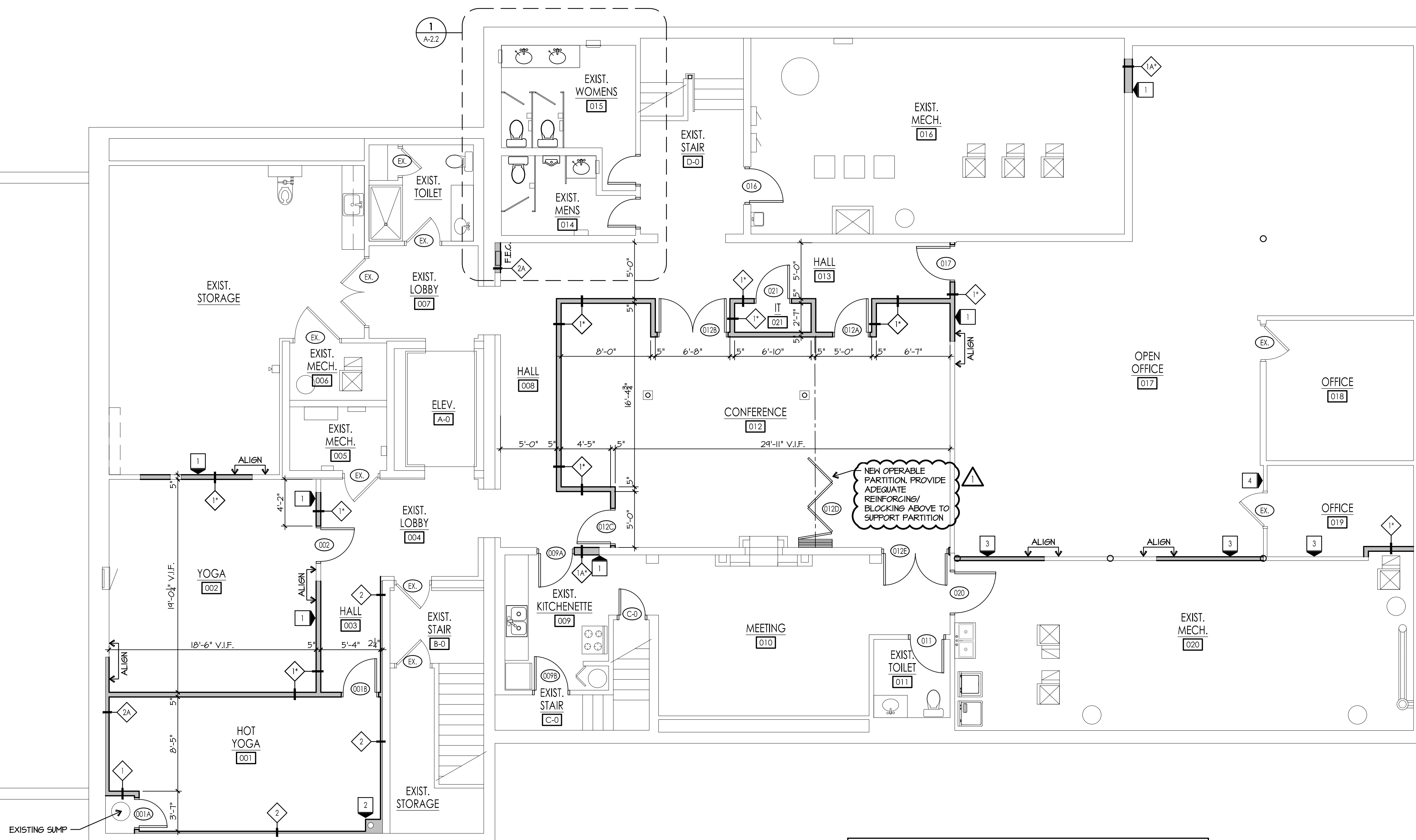
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ARCHITECTURAL  
SITE PLAN

SHEET NAME

**A-0.0**

SHEET



**BASEMENT FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
BASEMENT AREA = 6,708 NET S.F.

**FLOOR PLAN KEY NOTES**

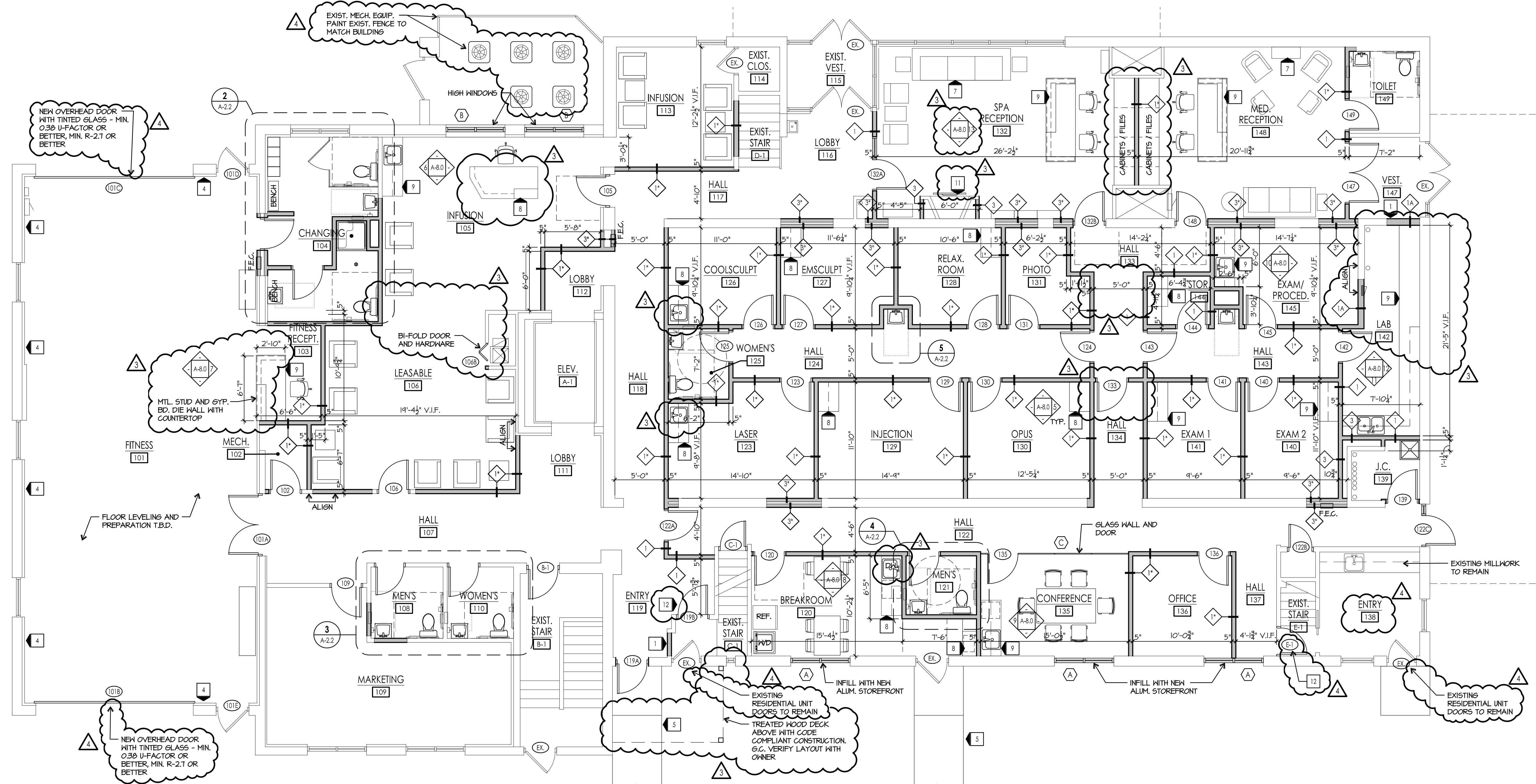
- INFILL EXISTING WALL OPENING WITH NEW WALL CONSTRUCTION. PARTITION TYPE SHOWN IS FOR GENERAL INTENT. CONTRACTOR SHALL VERIFY EXISTING WALL THICKNESS AND ADJUST FRAMING AS REQUIRED TO ALIGN BOTH SIDES OF THE WALL FOR A FLUSH FINISH.
- 5/8" GYP. BD. ON METAL FRAMING AS REQUIRED TO CONCEAL PLUMBING. FRAME 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-38 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.
- RESIDENTIAL UNIT ACCESS DOORS FOR MAINTENANCE/LANDLORD USE ONLY. DOORS SHALL BE EQUIPPED WITH AN INSTITUTIONAL LOCKSET FOR KEYED ACCESS ON BOTH SIDES OF DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.

**FLOOR PLAN GENERAL NOTES**

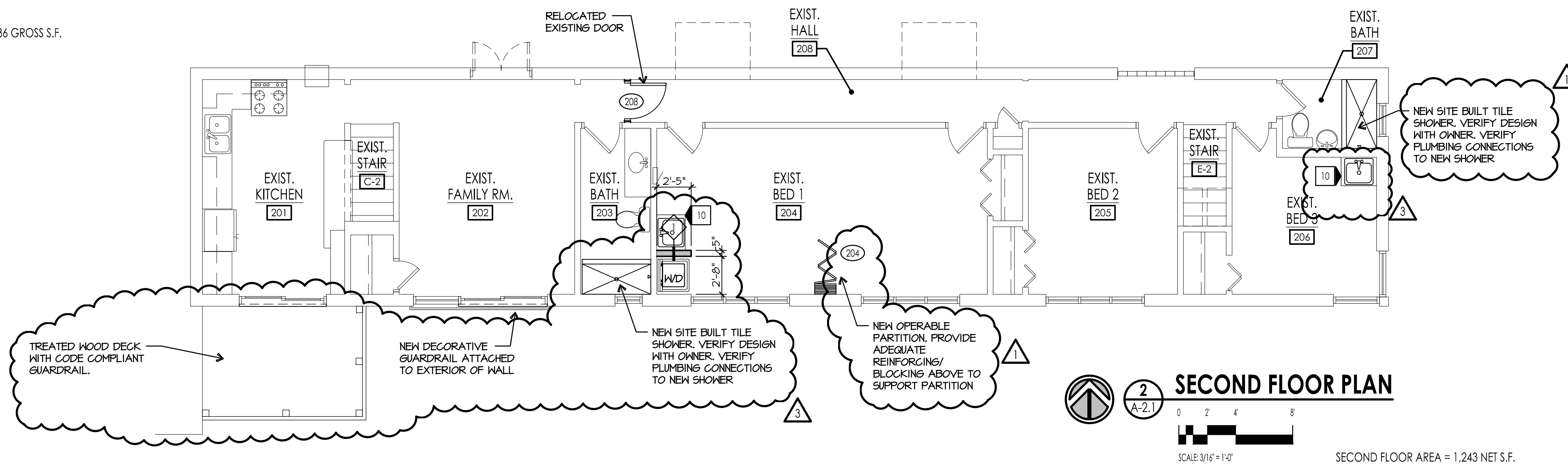
- WALLS ARE INDICATED WITH NOMINAL DIMENSIONS. REFER TO WALL SECTIONS AND PARTITION TYPES FOR ACTUAL DIMENSIONS AND WALL THICKNESS.
- DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, CONCRETE BLOCK, FACE OF METAL CLADDING, AND/OR OUTSIDE EDGE OF DOOR FRAME, UNLESS NOTED OTHERWISE.
- F.E.C. - RECESSED OR SEMI-RECESSED 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

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**1 FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"  
FIRST FLOOR AREA = 9,036 GROSS S.F.



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



ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
10100 ORLAND PARKWAY SUITE 110  
ORLAND PARK, ILLINOIS 60467  
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Proposed Interior Remodelling for:  
**Dr. Toni Scott-Terry**  
**ALLURE LASER & MED SPA**  
7151 183rd Street, Tinley Park, IL 60477



DATE 03-12-2021  
DRAWN BY KRW  
DESCRIPTION ISSUED FOR BIDDING  
DATE 04-02-2021  
DRAWN BY KRW  
DESCRIPTION ADDENDUM #1  
DATE 05-21-2021  
DRAWN BY KRW  
DESCRIPTION ISSUED FOR PERMIT  
DATE 07-30-2021  
DRAWN BY KRW  
DESCRIPTION PLAN COMMISSION REVISIONS

**2020-0207**  
PROJECT NUMBER

**07-01-2021**  
DATE

**KRW**  
DRAWN BY

FINAL REVIEW

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**FIRST AND SECOND  
FLOOR PLANS**

SHEET NAME

**A-2.1**

SHEET



DOOR SCHEDULE																* DENOTES REFER TO REMARKS FOR MORE INFO	
DOOR NO.	ROOM NO. - ROOM NAME	DOOR TYPE			DOOR SIZE			DOOR FRAME			HEAD	JAMB	GLASS TYPE	FIRE RATING	HDMR. GROUP	REMARKS	
		TYPE	MAT.	FINISH	WIDTH	HGHT	THICK.	TYPE	MAT.	FINISH							
BASEMENT																	
001A	HOT YOGA	A	S.C. WOOD	STAIN	2'-6"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
001B	HOT YOGA	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
002	YOGA	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
002	YOGA	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
004A	EXIST. KITCH.	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
004B	EXIST. KITCH.	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME	
011	EXIST. TOILET	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME	
012A	CONFERENCE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
012B	CONFERENCE	A	S.C. WOOD	STAIN	(2) 3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
012C	CONFERENCE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
012D	CONFERENCE	-	BY MFR.	BY MFR.	10'-4 3/4"	8'-3 1/2"	-	-	-	-	-	-	-		*	SOUNDMASTER MODEL 8M OPERABLE PARTITION BY MODERNFOLD STC 34 WITH MFR. VINYL WALL COVERING FINISH. V.I.F. EXACT SIZE	
012E	CONFERENCE	A	S.C. WOOD	STAIN	(2) 3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
014	EXIST. MENS	A	S.C. WOOD	STAIN	2'-6"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME	
015	EXIST. WOMENS	A	S.C. WOOD	STAIN	2'-6"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME	
016	EXIST. MECHANICAL	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
017	OPEN OFFICE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
020	EXIST. MECHANICAL	A	S.C. WOOD	STAIN	4'-0	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME	
021	IT	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JI	-		*		
C-0	EXIST. STAIR	A	S.C. WOOD	STAIN	2'-4"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME VERIFY AND MATCH EXISTING FIRE RATING	

#### DOOR & FRAME ACCESSIBILITY NOTES

- ALL CONTROLS AND OPERATING MECHANISMS TO BE WITHIN REACH RANGE PER ICC/ANSI A117.1-2003 CHAPTER 3.308 AND 3.309. (ie. 15" TO 48" AFF)
- SEE ICC/ANSI A117.1-2003 CHAPTER 7.103 FOR ALL SIGNAGE REQUIREMENTS. PROVIDE SIGNAGE WHERE REQUIRED PER CODE. VERIFY SIGN COLOR(S)/FINISH WITH ARCHITECT.
- SEE ICC/ANSI A117.1-2003 CHAPTER 7.103.3.11 FOR LOCATION OF PERMANENT ROOM AND SPACE SIGNAGE REQUIREMENTS. (SEE DIAGRAM SHT. A-8.1)
- PROVIDE PROPER MANEUVERING CLEARANCE AT DOORS PER ICC/ANSI A117.1-2003 CHAPTER 4.404.2.3. (SEE FLR. PLAN SHT. A-2.0 FOR DESIGNATIONS)
- ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE.
- DOORS IN PUBLIC AND COMMON AREAS LEADING INTO ACCESSIBLE ROOMS AND SPACES TO BE 3'-0" WIDE MIN.
- ALL DOORS MUST HAVE A 32" CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN IT IS OPENED 90% TO THE DOOR STOP.
- ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES TO HAVE KNURLED HARDWARE. IDENTIFY THESE DOORS ON THE DOOR SCHEDULE PER ICC/ANSI A117.1-2003.
- ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE 5# MAX. FORCE TO OPEN. ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE 8.5# MAX. FORCE TO OPEN.
- FORWARD/FRONT APPROACH AND SIDE/PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISMS TO BE 15" TO 48". SEE ICC/ANSI A117.1-2003 CHAPTER 303.B.

#### DOOR HARDWARE NOTES

- DOORS SHALL BE MASTER KEYED. THE HARDWARE SUPPLIER SHALL VERIFY AND COORD. ALL DOOR HARDWARE REQUIREMENTS DIRECTLY WITH OWNER AND SHALL BE RESPONSIBLE TO DEVELOP AND PROVIDE THE FINAL SCHEDULE.
- ALL LOCKSETS TO BE COMMERCIAL GRADE HEAVY DUTY CYLINDRICAL SETS.
- NO KEYED LOCKSETS ALLOWED ON THE MEANS OF EGRESS SIDES OF EXIT DOORS.
- ADJUST ALL DOOR HARDWARE TO CLOSE AND LATCH PROPERLY.
- DOOR # DOOR HARDWARE TO CONFORM W/ CURRENT STATE OF IL ACCESSIBILITY CODE AND FEDERAL ADA REGS.
- G.C. TO PROVIDE A \$300 PER DOOR ALLOWANCE FOR HARDWARE (MATERIAL ONLY). COORDINATE REQUIRED DOOR HARDWARE WITH OWNER.

#### GENERAL DOOR & FRAME NOTES

- VERIFY AND COORD. ALL REQUIRED DOOR HARDWARE WITH OWNER. ALL DOOR HARDWARE TO BE CLASSIFIED HEAVY DUTY COMMERCIAL. (U.N.O.) DOORS SHALL BE MASTER KEYED. VERIFY KEYING INSTRUCTIONS WITH OWNER.
- PROVIDE MINIMUM 1 1/2 PAIR BUTTS ON ALL DOORS.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE THE DOORS.
- ALL DOOR HANDLES TO BE ADA APPROVED LEVER-TYPE HARDWARE (WITH KNURLED FINISH WHERE REQUIRED BY CODE).
- PROVIDE DOOR BUMPERS / STOPS WHERE DOORS HIT WALLS.
- THERE SHALL NOT BE ANY LOW HANGING DOOR CLOSERS IN DOORWAY OPENINGS OR PROTRUDING INTO THE LINE OF EGRESS.
- WOOD DOORS SHALL BE 1 3/4" THICK WITH TOP RAIL IDENTIFIED. WOOD DOORS TO BE 3'-0" x 7'-0" x 1 3/4" SOLID CORE WOOD DOOR. STANDARD DOOR CORES SHALL MEET OR EXCEED ANSI A208.1 FOR 20 MINUTE CONSTR. RATED DOORS SHALL MEET OR EXCEED ANSI A208.1 FOR SPECIFIED RATING. VERIFY STAIN OR PAINT FINISH WITH OWNER PRIOR TO ORDERING.
- INTERIOR / EXTERIOR ALUMINUM FRAMING TO BE BY OLDCASTLE BUILDING ENVELOPE, OR EQUAL FOR DOORS AND GLAZING AS INDICATED ON DRAWINGS. ALL ALUM. DOOR & WINDOW FRAMES / MULLIONS SIZES SHALL BE VERIFIED WITH ALUM. DOOR / WINDOW CONTRACTOR / SUPPLIER FOR EXACT FIELD DIMS. PROVIDE PRE-MACHINED AND FINISHED ALUM. PER DWGS. AND SCHEDULES.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- AT DOORS WITH A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 10 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
- PROVIDE SIGNAGE INDICATING INTERNATIONAL SYMBOL FOR ACCESSIBILITY TO AT ENTRANCES IN ACCORDANCE WITH ANSI SECTION 4.28.5. CONTRACTOR VERIFY ALL REQUIRED LOCATIONS. VERIFY SIGN COLOR(S)/ FINISH WITH ARCHITECT.
- SPOT GROUT ALL STEEL DOOR FRAMES AT BOTH SIDES OF EACH JAMB ANCHOR AND IMMEDIATELY INSERT GYP. BRD. PANELS INTO FRAME. VERIFY THAT FRAME ANCHORAGE IS APPROPRIATE FOR EACH CONDITION AND INSURE THAT IT MEETS ALL UL REQUIREMENTS. FOR RATED CONSTRUCTION. (IF EXISTS)
- CONSTRUCT PARTITION HEADERS OVER EACH DOOR SO THAT NO LOAD FROM THE PARTITION ABOVE WILL BEAR ON THE FRAME.
- ALL NEW HOLLOW METAL (H.M.) FRAMES TO BE (16 GA. MIN) WELDED AND REINFORCED AT HINGES AND STRIKES. VIF WALL THICKNESS AND TYPES BEFORE FABRICATION. ALL H.M. FRAMES TO BE PRIMED AND PAINTED COLOR SELECTED BY ARCHITECT (2 COATS MIN). CALLK ALL JOINTS BETWEEN BTM. OF DOOR FRAMES & FIN. FLOOR AND ALL OTHER OPEN FRAME JOINTS. PROVIDE FIRE RATED FRAMES WHERE SPECIFIED. COORD. PLACEMENT OF ELECTRIC STRIKE ETC., NIRING IN FRAMES WHERE NECESSARY OR REQUIRED. EXTERIOR H.M. DOORS AND FRAMES TO BE INSULATED.
- .

#### DOOR HARDWARE BASIS OF DESIGN

HINGES:	MCKINNEY - TAZ714
LOCKSETS:	CORBIN RUSSWIN - GL3800 SERIES, YALE 4600LN
CLOSER:	NORTON - 1601 SERIES
OH STOPS:	RIXSON 2 SERIES/ 10 SERIES
KICKPLATES:	ROCKWOOD - K1050 8" HIGH
WALL STOPS:	ROCKWOOD - 404
GAKSETING:	PENKO S88
THRESHOLDS:	PENKO 271A
SWEEPS:	PENKO 345 AV

NOTE: HARDWARE MODELS ARE FOR GENERAL INTENT. APPROVED ALTERNATES ARE ACCEPTEABLE. G.C. VERIFY AND COORDINATE EXACT HARDWARE SPECIFICATIONS.

DOOR SCHEDULE																* DENOTES REFER TO REMARKS FOR MORE INFO
DOOR NO.	ROOM NO. - ROOM NAME	DOOR TYPE			DOOR SIZE			DOOR FRAME			HEAD	JAMB	GLASS TYPE	FIRE RATING	HDMR. GROUP	REMARKS
		TYPE	MAT.	FINISH	WIDTH	HEIGHT	THICK.	TYPE	MAT.	FINISH						
FIRST FLOOR																
101A	FITNESS	A	S.C. WOOD	STAIN	(2) 3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
101B	FITNESS	E	ALUM. GLASS	CLR. ANOD.	16'-0"	8'-0"	1-3/4"	-	-		-	-	1/2" INSUL.		*	ALUMINUM AND GLASS SECTIONAL OVERHEAD DOOR WITH 1/2" INSULATED TEMPERED GLASS
101C	FITNESS	E	ALUM. GLASS	CLR. ANOD.	16'-0"	8'-0"	1-3/4"	-	-		-	-	1/2" INSUL.		*	ALUMINUM AND GLASS SECTIONAL OVERHEAD DOOR WITH 1/2" INSULATED TEMPERED GLASS
101D	FITNESS	F	ALUM. GLASS	CLR. ANOD.	3'-0"	7'-2"	1-3/4"	I	ALUM. -	CLR. ANOD.	-	-	1/4" TEMP.		*	ALUMINUM ENTRANCE DOOR VERIFY DOOR AND FRAME SIZE IN EXISTING OPENING
101E	FITNESS	F	ALUM. GLASS	CLR. ANOD.	3'-0"	7'-2"	1-3/4"	I	ALUM. -	CLR. ANOD.	-	-	1/4" TEMP.		*	ALUMINUM ENTRANCE DOOR VERIFY DOOR AND FRAME SIZE IN EXISTING OPENING
102	MECHANICAL	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
104A	CHANGING	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
104B	CHANGING	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
105	INFUSION	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
106	LEASABLE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME
106B	LEASABLE	-	S.C. WOOD	STAIN	2'-4"	7'-0"	1-3/4"	-	-	-	-	-	-		*	BI-FOLD DOOR AND TRACK SYSTEM
108	MENS	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
104	MARKETING	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
110	WOMENS	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
114A	ENTRY	F	ALUM. GLASS	CLR. ANOD.	3'-0"	7'-2"	1-3/4"	I	ALUM. -	CLR. ANOD.	-	-	1/4" TEMP.		*	ALUMINUM ENTRANCE DOOR VERIFY DOOR AND FRAME SIZE IN EXISTING OPENING
114B	ENTRY	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	PROVIDE INSTITUTIONAL LOCKSET FOR KEYED ACCESS ON BOTH SIDES
120	BREAKROOM	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
121	MENS	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
122A	HALL	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
122B	HALL	A	S.C. WOOD	STAIN	2'-4"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME
122C	HALL	F	ALUM. GLASS	CLR. ANOD.	3'-0"	7'-2"	1-3/4"	I	ALUM. -	CLR. ANOD.	-	-	1/4" TEMP.		*	ALUMINUM ENTRANCE DOOR AND SIDELITE VERIFY DOOR AND FRAME SIZE IN EXISTING OPENING
123	LASER	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
124	HALL	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
125	WOMENS	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
126	COOLSCULPT	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
127	EMSULPT	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
128	RELAXATION ROOM	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
124	INJECTION	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
130	OPUS	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
131	PHOTO	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
132A	SPA RECEPTION	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
132B	SPA RECEPTION	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
133	HALL	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
135	CONFERENCE	G	GLASS	-	3'-0"	7'-0"	1/2"	-	-	-	?	?	1/2" TEMP.		*	ALL GLASS DOOR AND SIDELITE
136	OFFICE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
134	JANITORS CLOSET	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
140	EXAM 2	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
141	EXAM 1	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
142	LAB	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
144	STORAGE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
145	EXAM / PROCEDURE	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
146	CLOSET	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
147	VESTIBULE	F	ALUM. GLASS	CLR. ANOD.	(2) 3'-0"	7'-0"	1-3/4"	I	ALUM. -	CLR. ANOD.	-	-	1/4" TEMP.		*	ALUMINUM ENTRANCE DOOR AND SIDELITE VERIFY DOOR AND FRAME SIZE IN EXISTING OPENING
148	MEDICAL RECEPTION	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
144	TOILET	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	I	H.M.	PAINT	HI	JL	-		*	
B-1	EXIST. STAIR	A	S.C. WOOD	STAIN	3'-0"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME VERIFY AND MATCH EXISTING FIRE RATING
C-1	EXIST. STAIR	A	S.C. WOOD	STAIN	2'-7"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME VERIFY AND MATCH EXISTING FIRE RATING
E-1	EXIST. STAIR	A	S.C. WOOD	STAIN	2'-8"	7'-0"	1-3/4"	-	H.M.	PAINT	-	-	-		*	NEW DOOR IN EXISTING FRAME. VERIFY AND MATCH EXISTING FIRE RATING PROVIDE INSTITUTIONAL LOCKSET FOR KEYED ACCESS ON BOTH SIDES
SECOND FLOOR																
204	EXISTING BEDROOM	-	BY MFR.	BY MFR.	11'-8"	8'-0"	-	-	-	-	-	-	-		*	SOUNDMASTER MODEL 8M OPERABLE PARTITION BY MODERNFOLD STC 34 WITH MFR. VINYL WALL COVERING FINISH. V.I.F. EXACT SIZE
208	EXIST. HALL	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	-	-	-	-		*	RELOCATE EXISTING DOOR, FRAME AND CASING

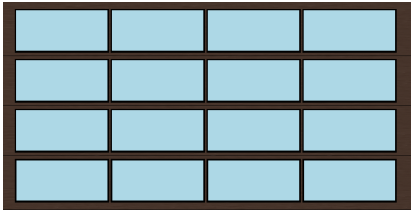


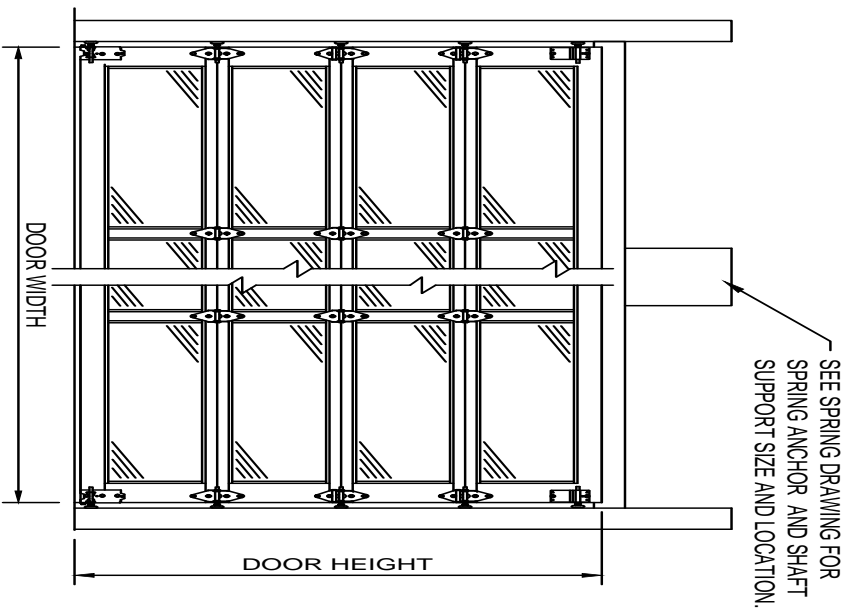
320 Sycamore \* Wauseon, OH 43567

## Drawing Summary

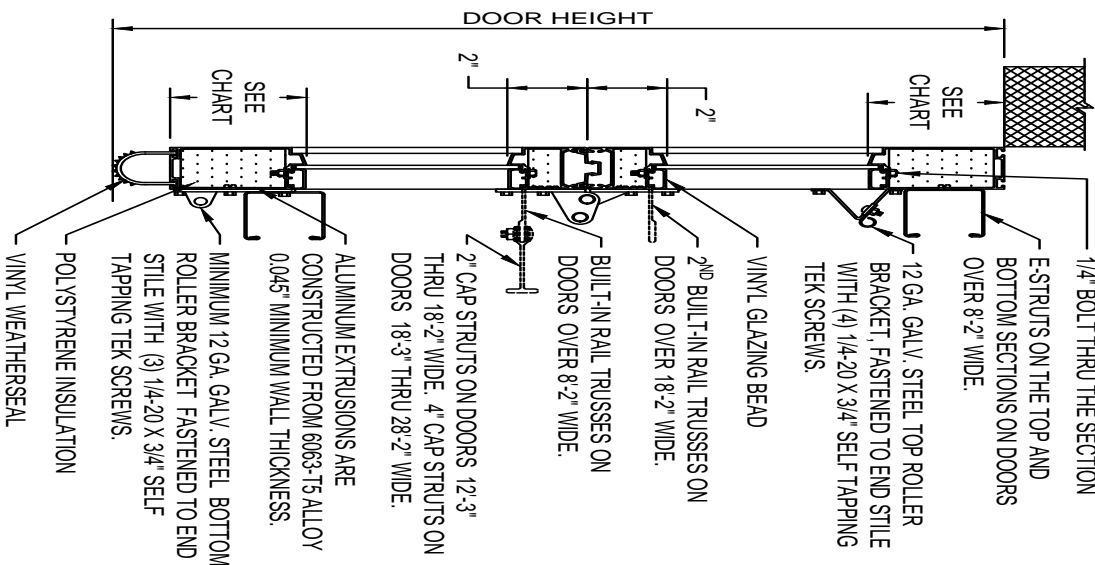
**Date:** 7/29/2021  
**Quotation #:** Q-1419443  
**Quote Name:** Benedetti - Tinley Park  
**Job Name:** None

**Name:**  
**Phone:**  
**Address:**

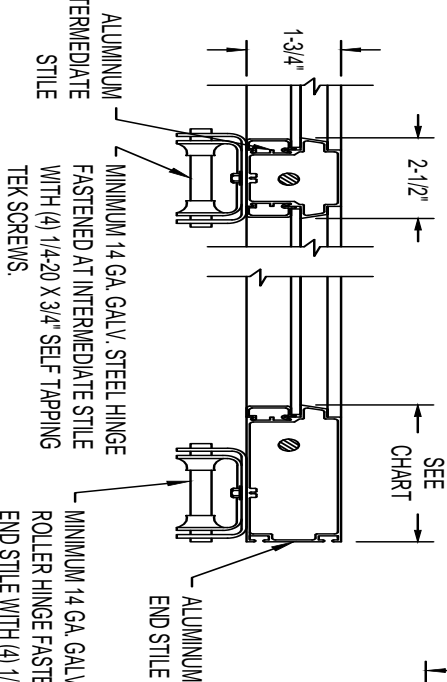
<u>Item</u>	<u>Qty</u>	<u>Description</u>	<u>Reference</u>	<u>Configuration #</u>
1	1	COMPLETE DOOR; 16'-0" X 8'-0" 4S-4P CA320ixB; BROWN; 10K TORSION 15" STD 2 BRKT WOOD; GLASS SECTIONS - 1, 2, 3, 4; 1/2"-INS SOLARBAN 70; SOLID SECTIONS - NONE; 1" 2-PIECE SOLID; SLIDE LOCK; 10-BALL STEEL; DEH; 2-2x2 E Strut; 3-2" Capstrut; 4" TOP RAIL; 4" BOTTOM RAIL; 6" END RAIL; INSULATED RAILS;		C-2247055-W <u>Door Drawing</u> <u>Track Drawing</u> <u>STD Torsion Spring</u>



**INTERIOR ELEVATION**



**SIDE ELEVATION OF DOOR**



**HINGE DETAIL**

GENERAL NOTES:

DOORS ARE CONSTRUCTED OF (BOX SHAPED) ALUMINUM EXTRUSIONS FROM 6063-T5 ALLOY. EXTRUSIONS TO BE .045" MINIMUM WALL THICKNESS WITH .125" WALL THICKNESS WHEREVER HARDWARE ATTACHES. POLYSTYRENE INSULATED EXTRUSIONS PROVIDE AN R-VALUE OF 3.4 WITH 1/2" INSULATED GLASS OR 4.4 WITH SOLARBAN 70 ARGON FILLED INSULATED GLASS. STILES AND RAILS ARE FACTORY ASSEMBLED WITH THRU-BOLT CONSTRUCTION.

STANDARD FINISH IS CLEAR ANODIZED. OTHER FINISHES AVAILABLE. SOLID PANELS ARE MANUFACTURED FROM 18 GA. STUCCO EMBOSSED OR SMOOTH ALUMINUM SHEETS TO MATCH DOOR FINISH.

GLAZING, GLASS OR PANELS TO BE SET IN GLAZING SEALANT AND HELD IN PLACE BY VINYL SNAP-IN BEAD.

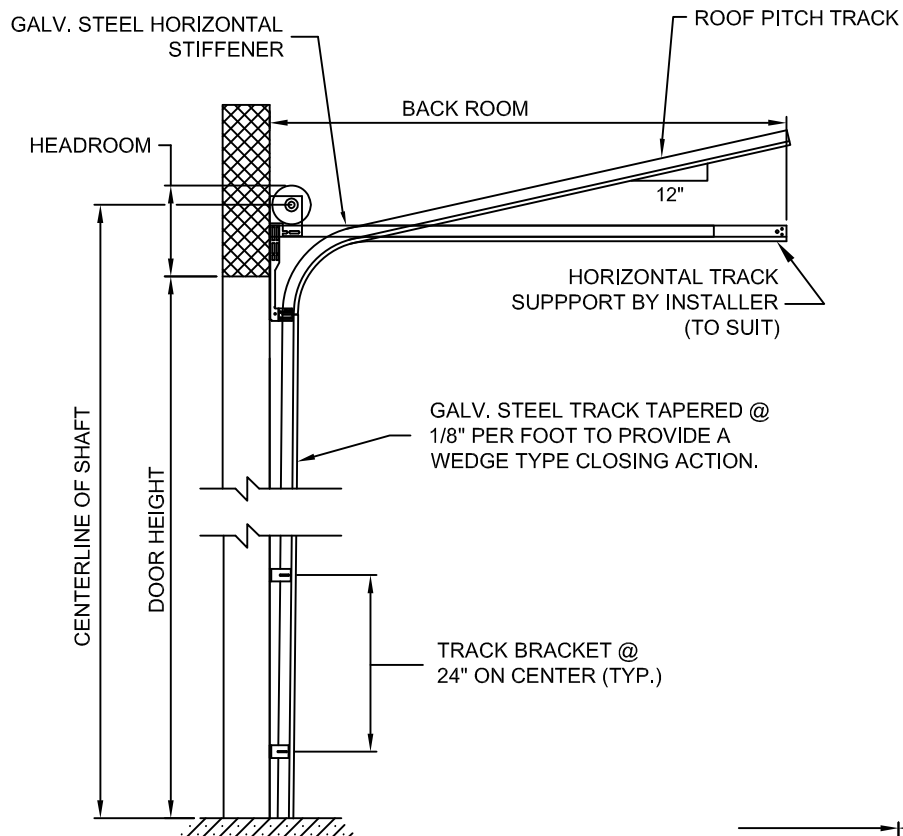
**DOOR DATA**

Job Name	Benedetti - Triley Park (Q-141943)-1
Serial Number	C-2247065-W
Door Color	Brown
Door Width	16'-0"
Door Height	8'-0"
Section Quantity	4
Quantity of Panels	4
Glass Type	1/2" INS SOLARBAN 70
Solid In Sections	NONE;
Solid Panel Type	&nbsp;
Spring Quantity	2
Lift Type and Height	15" Radius(HL 0")
Top Rail	4"
Bottom Rail	4"
End Stile	6"
Operator (by other)	No

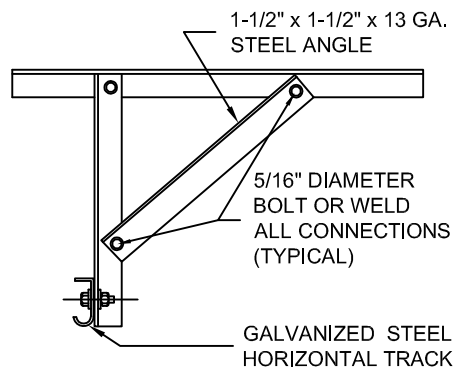
**MODEL CA320ix**

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Wauseon, Ohio 43567  
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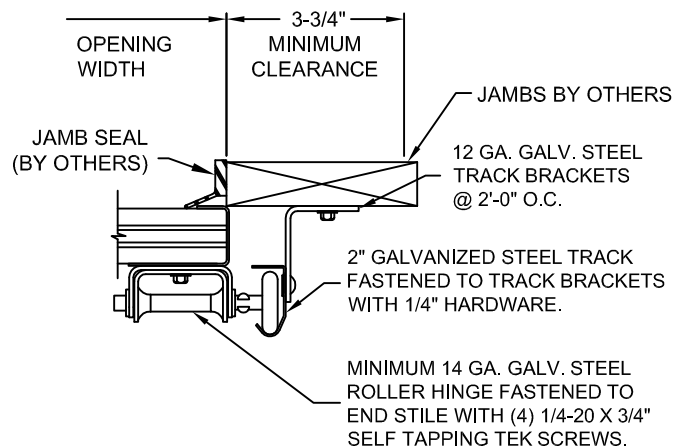
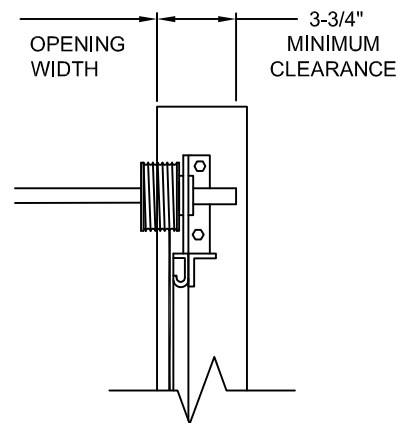




## STANDARD LIFT



## HORIZONTAL TRACK SUPPORT



## SIDE ROOM CLEARANCE

## 2" STANDARD LIFT BRACKET MOUNT

### DOOR DATA

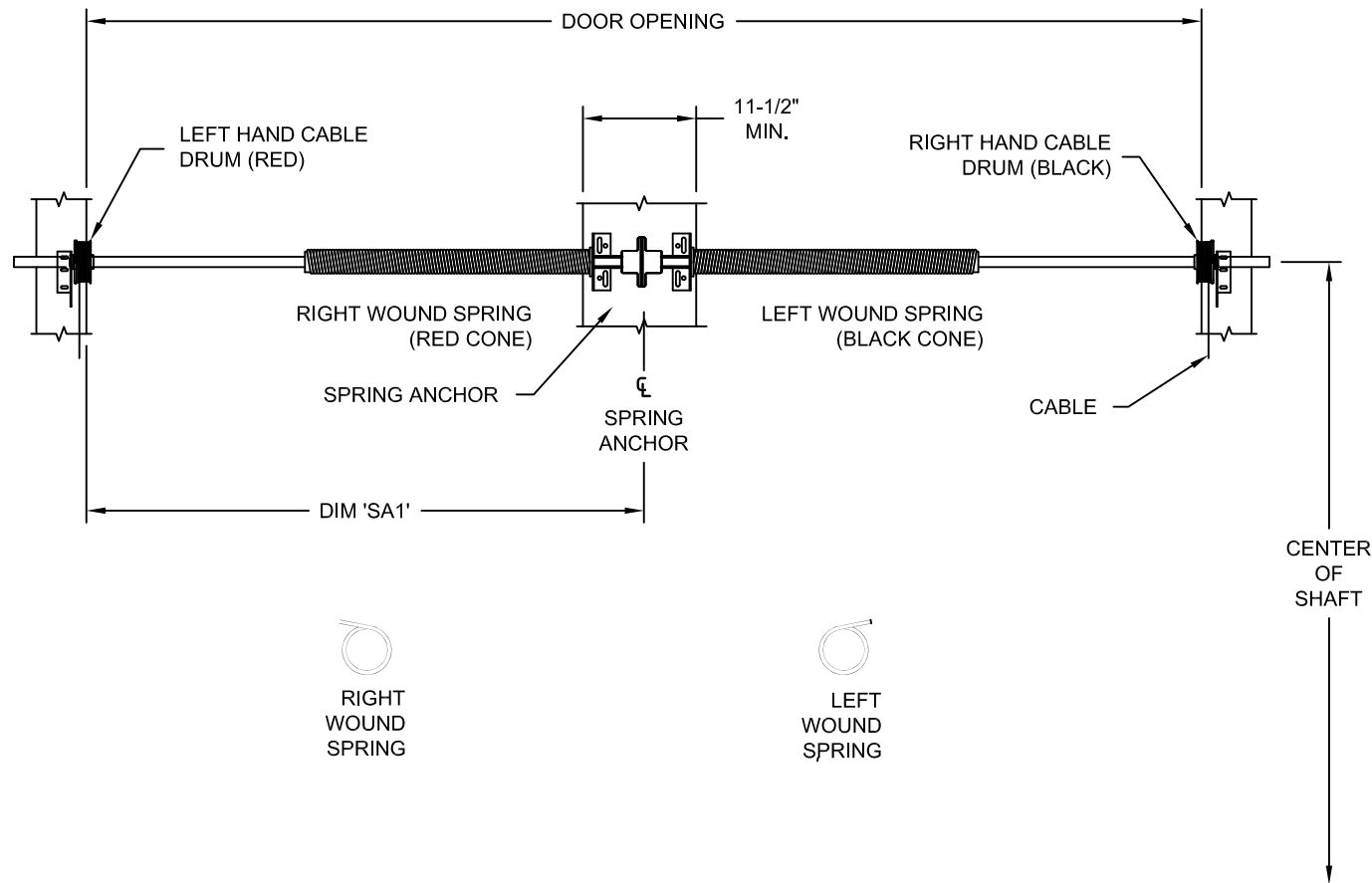
Job Name	Benedetti - Tinley Park (Q-1419443)-1
Serial Number	C-2247055-W
Architect	NA
Contractor	NA
Distributor/ Dealer	NA
Door Schedule	NA
Door Width	16'-0"
Door Height	8'-0"
Lift Type	15" Radius
Roof Pitch	None
Center Line of Shaft	108
Headroom	15
Backroom	117
Drawn By	&nbsp;
Date	7/29/2021



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# DOOR DATA

Job Name	Benedetti - Tinley Park (Q-1419443)-1
Serial Number	C-2247055-W
Door Size and Model	16'-0" X 8'-0" CA-320IB
Lift Type	15" Radius
Door Springing Weight	528
Shaft Size	1" 2-PIECE SOLID ;
Spring Cycle Life	10K
Duplex Spring	NO
Spring Dia. & Wire Size	2.625" Dia. X 0.306" Wire
Spring Dia. & Wire Size (Inner)	N/A
Spring Length	42
Spring Turns	8.8
Total Torque (MIP)	1210.7
Drum	400-12
Cable Diameter	5/32"
Cable Length	117
Center Line of Shaft	108
DIM SA1	96
DIM SA2	N/A
DIM SA3	N/A
DIM SA4	N/A
DIM SS1	N/A



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**(2) SPRINGS ON A 2-PIECE  
SHAFT**



**7151 183<sup>rd</sup> Street Existing Conditions Photos Submitted by Petitioner July 29-30, 2021**



Photo 1- plan to remove the trees next to and behind the sign- The large acorn tree is spilling over into the handicap parking and the trees behind the sign block the visibility coming from the east toward Harlem



Photo 2 are the three trees that are to be removed because it blocks the visibility of the building and the monument sign, the tree on the right is also dying



Photo 3- close up of the tree that is dying in photo 2



Photo 4- Picture of the trees coming from Harlem going east that demonstrates how it blocks the signage and the building visibility



Photo 5- Large shrub that blocks the building and is planted very close to the driveway



Photo 6- Tree/Shrub that is next to the large shrub in picture 5 that is dying





Photos 7, 8, 9 – Existing Water Feature Boulders

# PLAN COMMISSION STAFF REPORT

AUGUST 5, 2021 – PUBLIC HEARING

## Local One Gastropub (Even Hotel) Blade Sign Deviation

18501 Convention Center Drive

### Petitioner

Daniel Fitzgerald, on  
behalf of Even Hotel –  
Tinley Park Convention  
Center

### Property Location

18501 Convention  
Center Drive

### PIN

31-06-100-027-0000

### Zoning

B-3 PD (General Business  
& Commercial,  
Convention  
Center/Holiday Inn PUD)

### Approvals Sought

Special Use for  
Substantial Deviation  
from PUD

### Project Planner

Lori Kosmatka  
Associate Planner



## EXECUTIVE SUMMARY

The Petitioner, Daniel Fitzgerald, on behalf of Even Hotel – Tinley Park Convention Center, is requesting a Special Use for a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit one restaurant (Local One) projecting wall sign to extend up to nine feet from the building façade.

The proposed projecting (also known as “blade”) sign will be mounted perpendicularly to the dormer of the restaurant’s west elevation. The sign will be an oval shape of 48”x96” excluding the bracket. It will be double-faced and oriented to be most visible to customers that are entering the hotel property. A standard wall sign orientation would not be visible due to the location on the wall and a tree nearby that blocks the view. The sign will be internally illuminated.



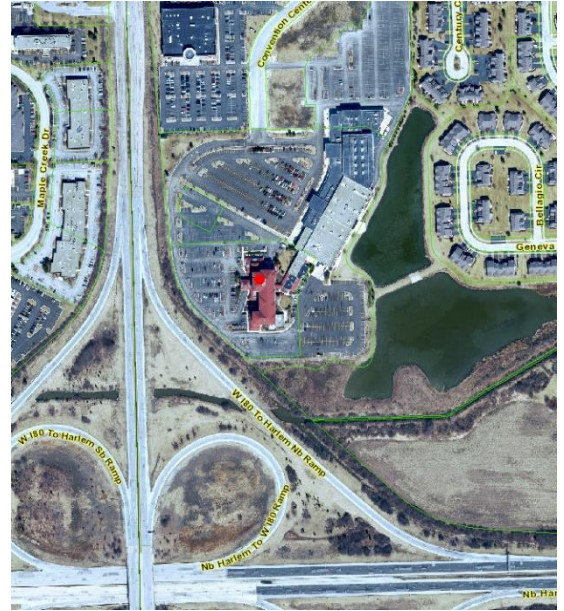
## EXISTING SITE & ZONING

The subject site is a 4.8-acre (209,403 sq. ft.) parcel located at the northeast corner of the Harlem and I-80 interchange. The area is characterized by intense, highway-oriented uses. The property is accessed from 183<sup>rd</sup> Street to the north and at the south end of Convention Center Drive. The building is oriented to the west toward Harlem Avenue but is setback substantially and there is no access directly from Harlem Avenue. The property consists of the Even Hotel (formerly the Holiday Inn), with the new Local One Gastropub restaurant attached on the north side of the hotel. The building is situated on the east side of the site and is largely surrounded by parking. The Tinley Park Convention Center is a separate property but is linked to the northeast portion of the hotel. There is a pond further to the east. The LA Fitness gym and vacant land are to the north along Convention Center Drive, beyond the adjacent parking lots.

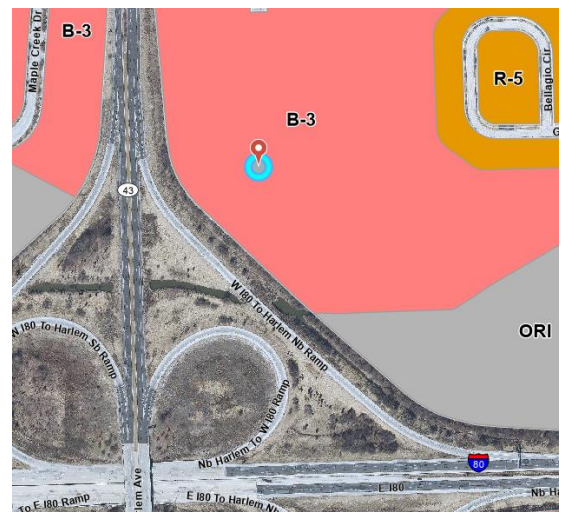
The property was developed in 2000 as a Planned Unit Development (PUD), through Ordinance 2000-O-088. The original PUD allowed signage variations for the property including a 40 ft. high sign and a total of 1,252 square feet of overall signage for seven wall signs on the property. Three of the wall signs were for the restaurant. The proposed sign location was previously permitted as a standard wall-mounted sign under the PUD.

The convention center underwent an expansion in 2010, connecting it to the hotel. The hotel's building is six stories, approximately 116,000 sq. ft. In 2020, the hotel, including the restaurant, underwent a remodeling that converted the hotel from a Holiday Inn to an Even Hotel brand. The restaurant changed from Banana's Bar & Grill to Local One and completed a soft open in February 2021. Currently, Local One Gastropub does not have signage on the building. The Tinley Park Convention Center has an existing freestanding sign with an Electronic Message Center with rotating messages. Local One is currently being advertised on the freestanding sign, however, this sign is intended for visibility of traffic on Harlem Avenue rather than for persons on the property in closer proximity to the building and the sign also advertises convention center events.

The property is within and surrounded by the B-3 (General Business & Commercial) zoning district. The R-5 zoning district is further to the east beyond the pond, but is not directly accessible to the property. The property is also part of the Convention Center / Holiday Inn Planned Unit Development. That PUD was adopted as Ordinance 98-O-009 on February 3, 1998, and included the hotel, convention center, and residential component among 91 acres. The PUD was expanded in 2009 per an Ordinance Approving a Substantial Deviation to the PUD (Ord. 2009-O-052).



*Location Map*



*Zoning Map*

## SUBSTANTIAL DEVIATION / ZONING EXCEPTION

The Zoning Ordinance defines a Projecting Sign as *a sign, other than a wall sign, which projects (usually perpendicularly) from and is supported by a wall of a building or structure*. However, the Sign Code within the Zoning Ordinance considers projecting/blade signs as a type of Wall Sign. Section IX.D.1.c.ii. of the code regulates that *no wall sign shall project into the public right-of-way, or extend more than twelve inches outward from the face of the building*. Projecting signs extending more than 12" from the building are only permitted within the Legacy District. Projecting signs are more typical in pedestrian-oriented areas and requests for the sign type in more auto-oriented areas are not common.



*Proposed Projecting/Blade Sign Design*

Since the Petitioner's proposed projecting/blade sign will not meet the Sign Code in the Zoning Ordinance and is located within a PUD, it requires a Special Use for a Substantial Deviation with an Exception from the Zoning Ordinance to be permitted. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals. The Petitioner is requesting a Special Use Permit for the Exception from Zoning Ordinance Section IX.D.1.c.ii. (Wall Signs- Location) to permit one wall sign to extend up to nine feet from the building façade, instead of the maximum of one foot.

## PROPOSED SIGNAGE

The Petitioner is currently proposing two signs at the Local One restaurant. One of the signs is a standard wall sign to be mounted to the north elevation, which will meet the code requirements. The other sign is a projecting/blade sign which will extend beyond the maximum allowable 12 inches from the face of the building. This does not comply with the Sign Code's regulations within the Zoning Ordinance or existing PUD sign regulations.

The proposed projecting/blade sign will be mounted perpendicularly to the dormer of the restaurant's west elevation. The sign will be an oval shape of 48"x96" excluding the bracket. It will be double-faced oriented to the north as customers enter the property, and to the south from the hotel's walkway. The sign will be internally illuminated. The Petitioner does not have a precise measurement of how far the proposed sign will extend beyond the dormer's wall and sloped roofline below but has been estimated to be not more than an additional foot from the building wall. Staff notes that the Village's Building Division will require architectural/engineer stamped design drawings to be submitted with the building permit to ensure the structural integrity of the building facade and sign.



*Sign Location Diagram on Building Aerial*



The Petitioner's sign contractor has provided photo renderings of the proposed sign's anticipated extension. The rendering depicts the sign overhanging part of the landscape planting bed and not the sidewalk which both run parallel to the west building wall. The petitioner noted the projecting sign will increase the visibility of the restaurant to the hotel customers checking in at the main entrance. Additionally, a traditionally-mounted wall sign would have limited visibility due to an established tree located in front of the building.



Front Photo Rendering by Petitioner



North & South Photo Renderings by Petitioner



## 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 draft Findings of Fact are provided below for the Commission's review and approval.

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;
  - *The projecting blade sign is visible only to commercial-related traffic and not to residential neighborhoods. The sign's orientation helps better identify the restaurant business to persons visiting the Convention Center or staying at the hotel.*
- 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 projecting blade sign is minimal in size and visibility to surrounding properties. The sign is most proximate to the convention center, hotel, and parking lot, and all other properties around the site are commercial developments.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - *The property within this area is already developed for commercial purposes.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The electric utilities are already in place from the previously existing wall sign at that location. The sign will not require additional utility installation.*
- 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
  - *The projecting blade sign is located on a building away from public streets. The sign will not impact or change the function of access to the site.*
- 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.
  - *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - *The proposed projecting blade sign will help identify the restaurant business to persons visiting the Convention Center or staying at the hotel. The projecting blade sign will be visible from the sidewalk in front of the restaurant and near the hotel, as well as the parking lot area serving the convention center. The increased business identification will contribute to the economic development of the community as a whole.*

## MOTION TO CONSIDER

---

If the Plan Commission wishes to act, an appropriate wording of the motions would read:

Special Use Permit:

*"...make a motion to recommend that the Village Board grant the Petitioner, Daniel Fitzgerald on behalf of Even Hotel – Tinley Park Convention Center, a Special Use Permit for a Substantial Deviation from the Convention Center/Holiday Inn PUD with an Exception from the Zoning Ordinance to permit one projecting wall sign to extend up to nine feet from the building façade instead of the maximum of one foot at 18501 Convention Center Drive in the B-3 PD zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report."*

*[any conditions that the Commissioners would like to add]*

## LIST OF REVIEWED PLANS

---

Submitted Sheet Name	Prepared By	Date On Sheet
EVEN Hotel & Tinley Park Convention Center Local One Restaurant Conceptual Sign Design Drawing	Jones Signs	N/A, Received revision





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:** EVEN Hotel Chicago-Tinley Park
- ☒ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☒ **Deviation**
- ☒ **Variation** ☐ **Residential** ☒ **Commercial** for Exterior Signage
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** \_\_\_\_\_ **to** \_\_\_\_\_
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☒ **Site Plan**
- ☐ **Landscape Change Approval**
- ☒ **Other:** The request is for a variance to the exte

**PROJECT & PROPERTY INFORMATION**

**Project Name:** Local One Signage

**Project Description:** Installation of two exterior signs for Local One restaurant in the EVEN Hotel

**Project Address:** 18501 Convention CTR Dr **Property Index No. (PIN):** \_\_\_\_\_

**Zoning District:** \_\_\_\_\_ **Lot Dimensions & Area:** \_\_\_\_\_

**Estimated Project Cost:** \$ \_\_\_\_\_

**OWNER OF RECORD INFORMATION**

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

**Name of Owner:** Tinley Park Convention CTR Hotel **Company:** EVEN Hotel Tinley Park Convention C

**Street Address:** 18501 Convention CTR Drive **City, State & Zip:** Tinley Park, IL 60477

**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:** Tinley Park Convention CTR Ho **Company:** EVEN Hotel Tinley Park Conventic

**Relation To Project:** Owner

**Street Address:** 18501 Convention CTR Drive **City, State & Zip:** Tinley Park, IL 60477

**E-Mail Address:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

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

I hereby authorize Daniel Fitzgerald (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): Peter G. Dumon

**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): Peter G. Dumon

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print):

Daniel P. Fitzgerald

Date:

7.9.21

## **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 location of the sign that is part of this special use petition is on the west facing exterior wal



- 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 sign is in an isolated spot that also indicated a direct line of sight both north and south ider



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

The property has just undergone a \$10M renovation in 2020. There are no plans for any furthe



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

The sign is replacing a previous sign that was in that location. All of the electrical requirements



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

This is not applicable.

- 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.**

Yes, the only modification to the code that is being requested is that the sign is a blade sign pe



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

The concept has been well received in the soft launch. The restaurant will be open seven days





A)



PROPOSED NORTH ELEVATION  
SCALE: N.T.S.

Night View



48x96 wall sign  
Single-faced illuminated led  
routed face with push-thru

**JONES SIGN**  
MINNEAPOLIS • ST PAUL  
Michael Waich 651.775.6444  
mwaich@jonessign.com  
WWW.JONESMSP.COM

JOB #: 0000  
DATE: 04.27.2021  
DRW:  
SALES REP:

REV.	DATE	DESCRIPTION
1	00.00.00	XXXX
2	00.00.00	XXXX
3	00.00.00	XXXX
4	00.00.00	XXXX
5	00.00.00	XXXX
6	00.00.00	XXXX
7	00.00.00	XXXX
8	00.00.00	XXXX
9	00.00.00	XXXX
10	00.00.00	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	



EVEN Hotel & Tinley Park Convention Center  
18501 Convention Center Dr,  
Tinley Park, IL 60477-5402

DESIGN PHASE: **CONCEPTUAL**



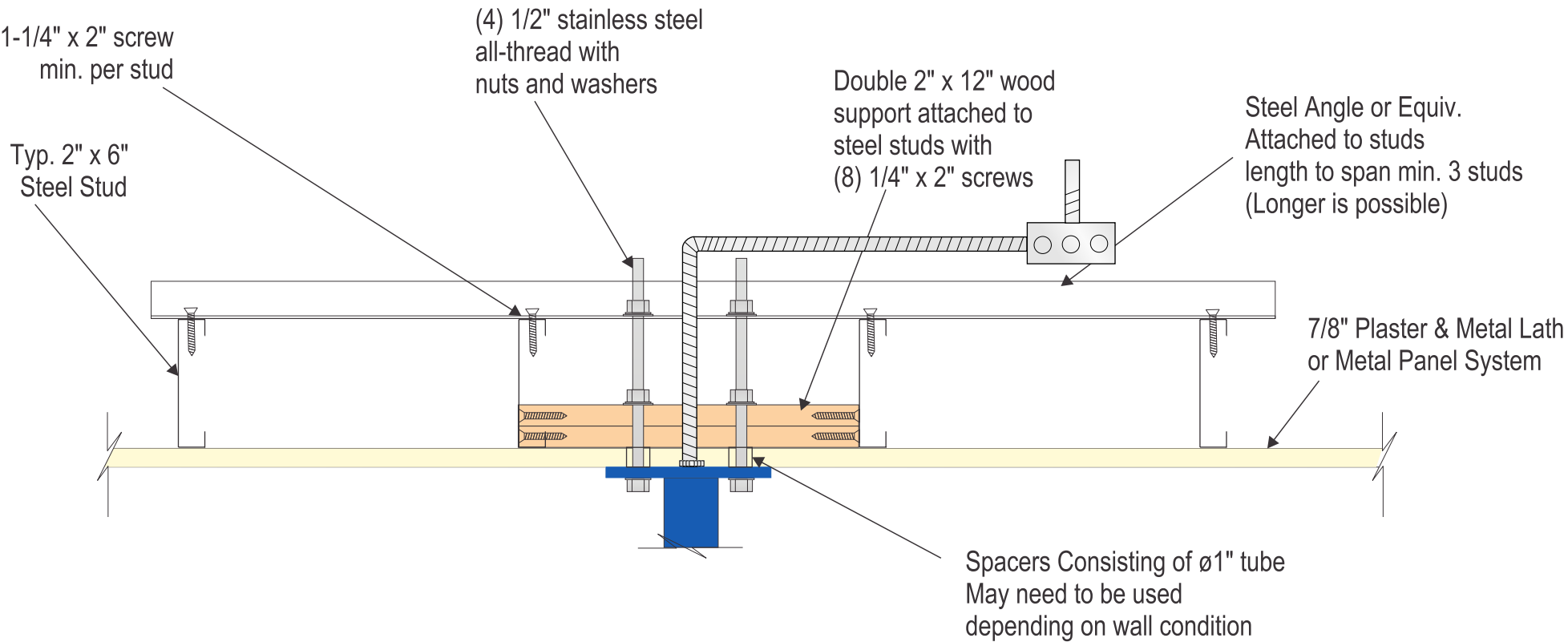
SHEET NUMBER  
**1.0**



B)



48x96 projecting blade sign  
Double-faced illuminated led  
routed face with push-thru



**JONES SIGN**  
MINNEAPOLIS • ST PAUL  
Michael Waich 651.775.6444  
mwaich@jonessign.com  
WWW.JONESMSP.COM

JOB #: 0000

DATE: 04.27.2021

DRW:

SALES REP:

REV.	DATE	DESCRIPTION
1	00.00.00	XXXX
2	00.00.00	XXXX
3	00.00.00	XXXX
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9	00.00.00	XXXX
10	00.00.00	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE

QC

EVEN Hotel & Tinley Park Convention Center  
18501 Convention Center Dr,  
Tinley Park, IL 60477-5402

DESIGN PHASE: **CONCEPTUAL**

SHEET NUMBER

2.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

# PLAN COMMISSION STAFF REPORT

August 5, 2021 - Workshop

## Petitioner

Parth Patel, on behalf of  
Parth37 LLC

## Property Location

6801 159<sup>th</sup> Street

## PIN

28-19-100-019-0000

## Zoning

B-3 (General Business &  
Commercial)

## Approvals Sought

- Site Plan &  
Architectural  
Approval
- Variations

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Smoothie King Redevelopment

6801 159<sup>th</sup> Street (Former Brown's Chicken)



## EXECUTIVE SUMMARY

The Petitioner, Parth Patel on behalf of Parth37 LLC (property owner), is requesting Variations from the Zoning Ordinance for minimum parking requirements, exterior material requirements, ground sign setback, and wall sign allowances. Additionally, Site Plan and Architectural Approval is requested for the changes to the building's structure and site layout.

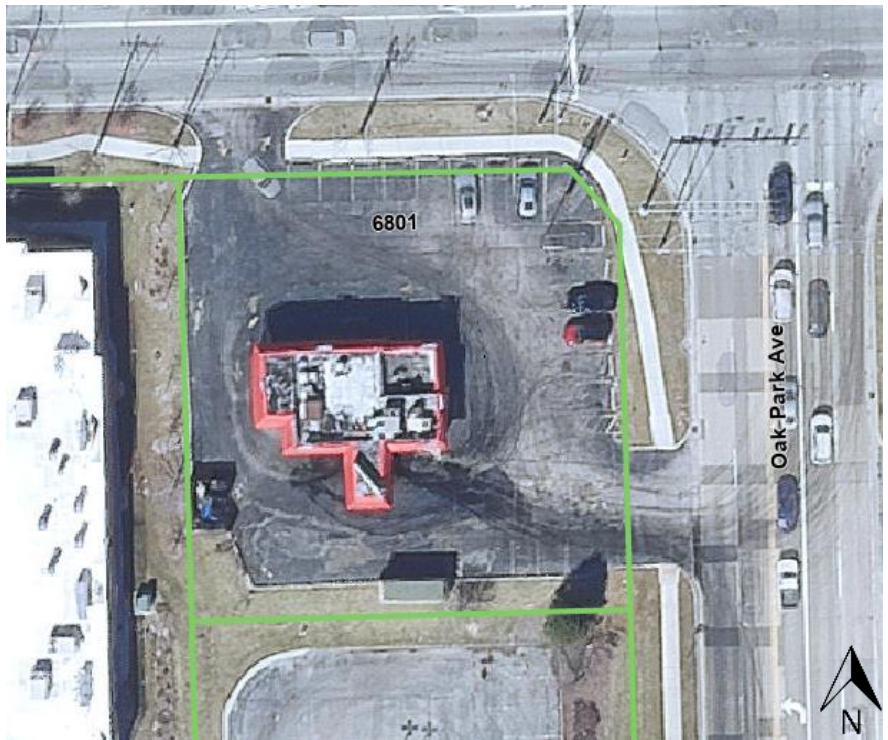
The Petitioner proposes to demolish the existing deteriorated and vacant former Brown's Chicken building. The existing foundation will be utilized to construct a new structure with a similar footprint. The site will have dual drive-thru lanes with one-way circulation around the site. Overall landscaping and signage improvements are proposed which are expected to upgrade a blighted property at a prominent entrance into the Village. This property is within the Village's 159<sup>th</sup> Street & Harlem Avenue TIF District.

The Petitioner operates as a franchisee for Smoothie King with seven current locations and working towards having 20 locations by 2023. The Petitioner has noted that the site is small without space to expand the property's footprint. The set foundation also gives limited options on the proposed site layout. The proposed parking and drive-thru stacking numbers meet or exceed what typical Smoothie King locations require. Smoothie King's concept is unique and results in lower parking demand and quick customer turnaround times. Additionally, many customers now order ahead using their website and phone app to place their order, further expediting wait times.

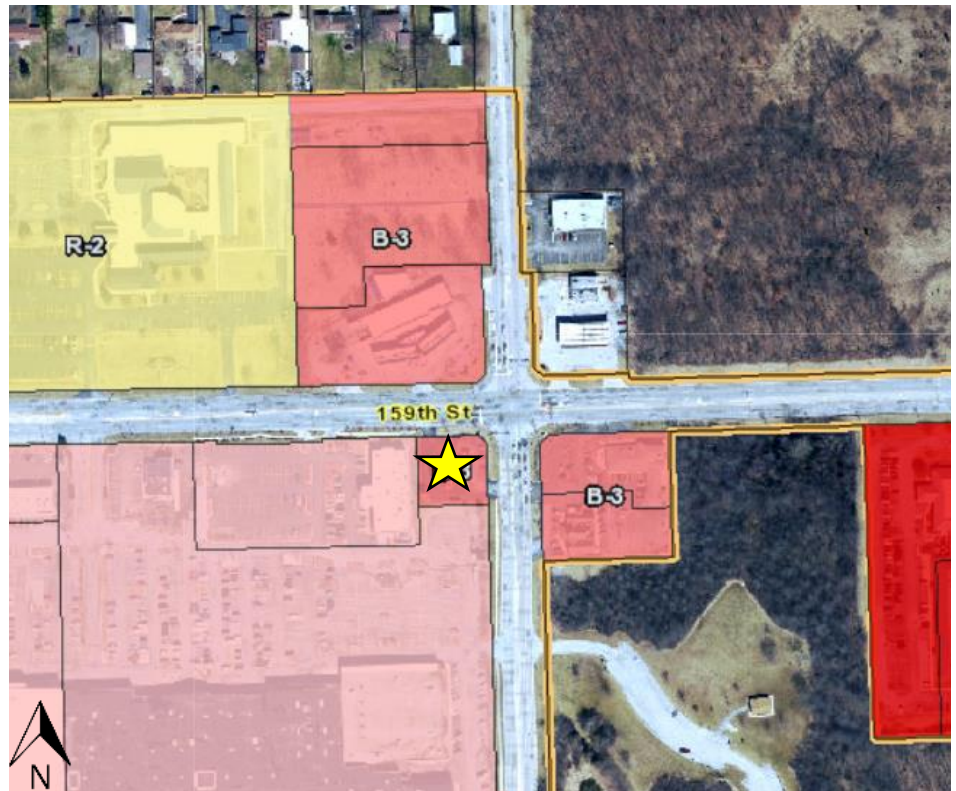


## EXISTING SITE & ZONING

The existing site is approximately 18,165 sq. ft. in size and is located on the southwest corner of 159<sup>th</sup> Street and Oak Park Avenue. The property previously functioned as a gas station that was originally developed in unincorporated Cook County for many years. The site was annexed into the Village in 1968 along with the neighboring area that was developed into the Brementowne Mall. Eventually, the site was redeveloped into a Brown's Chicken. The Brown's Chicken was mostly take-out orders but had a few tables and a drive-thru lane available. The building and site have been in disrepair for a few years. Brown's Chicken closed in January 2020 and the property went up for sale soon after. The Petitioner purchased the property in June 2021.



The existing site has an approximately 1,400 sq. ft. building with a canopy over the drive-thru window. The site also has a small shed along the south property line, a dumpster enclosure at the southwest corner of the lot, and a pole sign at the northeast corner of the site. Most of the site is paved with the exception of a small strip at the south end of the property. Public sidewalks were installed in the public rights-of-way surrounding the site in 2019 as part of the Village's sidewalk gap program.



The subject site is zoned B-3 (General Business and Commercial) and predates most of the surrounding development in the area. To the north (Delta Sonic Gas Station and Car Wash) and East (multi-tenant building with an apartment) are similarly zoned B-3. The properties to the south (Brementowne Mall/ Menards) and west (Golden Corral) are zoned B-2 (Community Shopping District). The property on the northeast corner of the intersection (Shell Gas Station) is located in the City of Oak Forest.

## PROPOSED USE

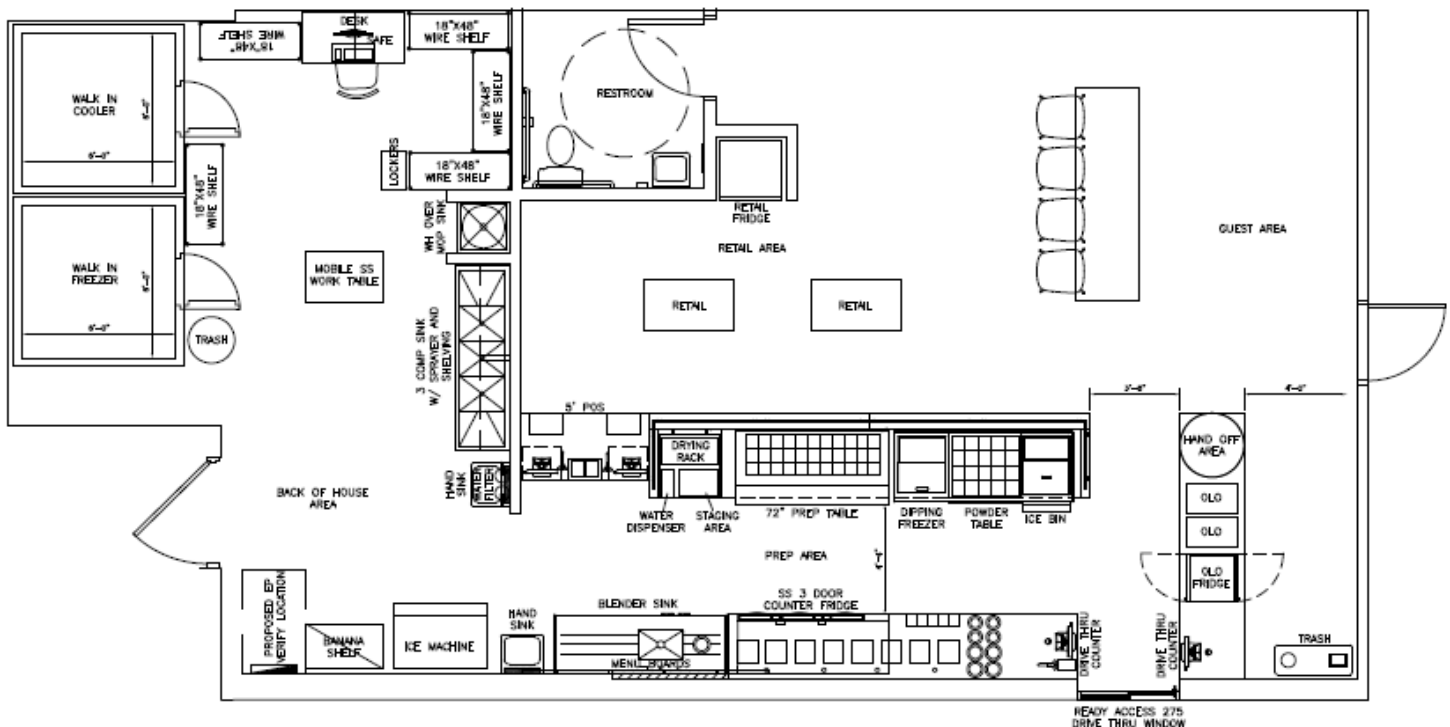
The proposed structure will be a standalone single-tenant building that will operate as a Smoothie King franchise ([www.smoothieking.com](http://www.smoothieking.com)). Smoothie King has over 1,000 locations across the United States, with the closest locations in Orland Park and Mokena. Smoothie King's business model is dedicated almost entirely to freshly made smoothies for desserts/snacks, meal replacement, and fitness. No food service beyond smoothies is prepared on the site but other prepackaged goods and merchandise are available for sale.



A drive-thru is proposed at this location with dual ordering lanes. Drive-thrus have become a strong priority in opening new locations for Smoothie King since the pandemic. The dual lanes allow for additional vehicles to stack in the drive-thru lane so that it doesn't block any site circulation and to process more orders in a quicker fashion. The drive-thru and food service times are much different for Smoothie King than compared to typical fast food or even coffee shops like Starbucks or Dunkin'. The customer turnaround time is fairly quick from the initial order to completion.



"Restaurants, including drive-thru facilities" are listed as a permitted use in the B-3 zoning district. However, the drive-thru layout and demand is subject to review through the Site Plan Approval process to ensure safe circulation and that the stacking is sufficient to avoid traffic issues.



Above: Concept smoothie King floor plan.

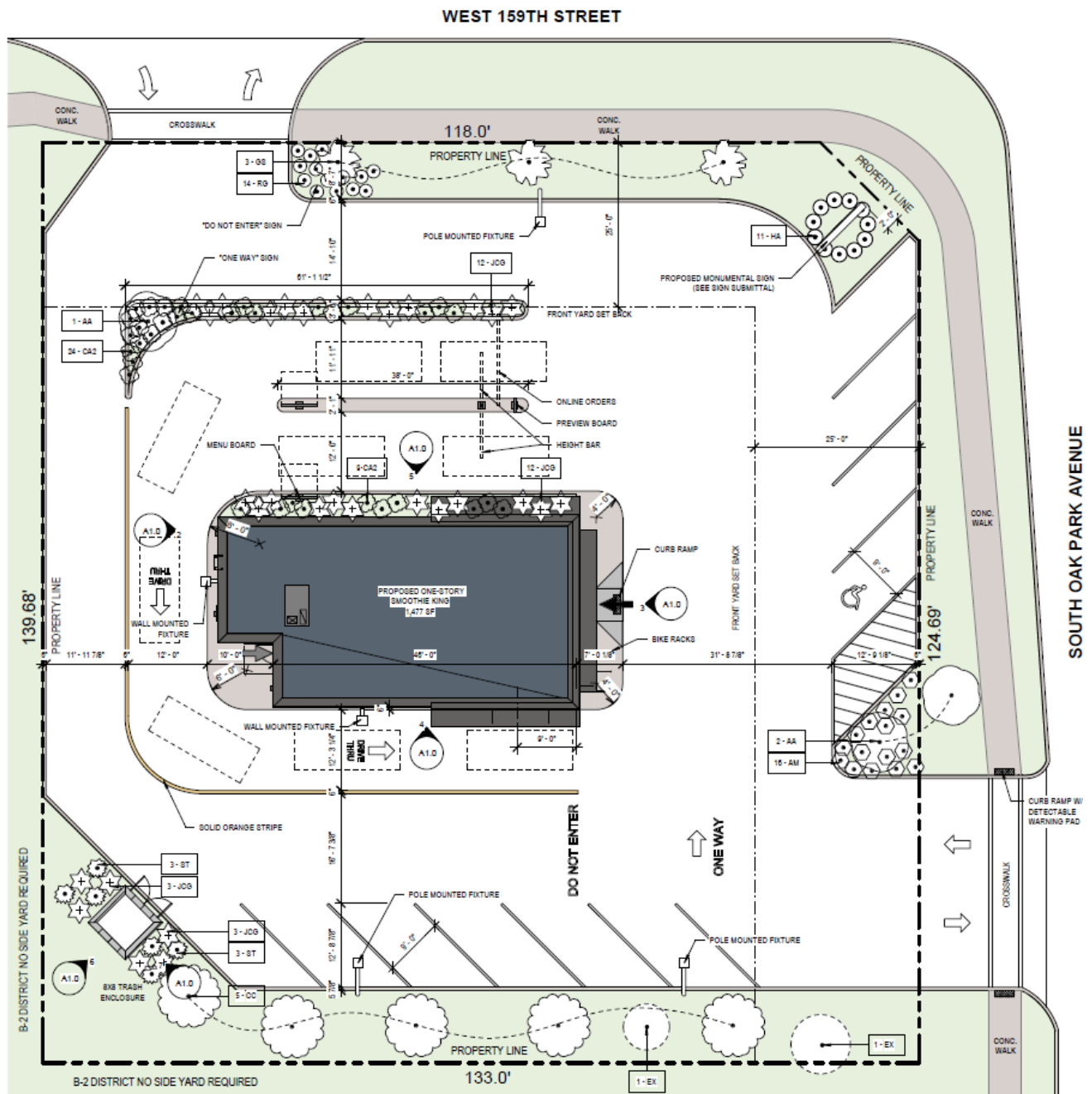
## SITE PLAN

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The proposed site plan includes the principal building along with dual drive-thru lanes that start on the northeast corner of the building and merge into one lane after the order boards (similar to the McDonald's location at 17171 Harlem Ave.) The site circulation runs one-way counterclockwise through the site with angled parking on the east and south sides. The site has two existing full access entrances along 159<sup>th</sup> Street and Oak Park Avenue that will remain unchanged. Signage and striping at the entrances are proposed to relay the one-way circulation information to customers. New curbing and landscaping areas are proposed along the north and east property lines to give some separation between vehicles and the public sidewalk. The new curbing will allow for the removal of the damaged parking blocks currently utilized on the site. A new dumpster enclosure that will match the building's exterior is proposed at the southwest corner of the property. The main entrance to the building will be on the east side facing Oak Park Avenue. Cross-access with the Menards shopping center to the south is preferred, but the existing grade difference between the sites makes that transition infeasible.

***Open Item #1: Review the overall proposed site plan, circulation pattern, and drive-thru layout.***





Staff suggests adding an end island on the southeast corner next to the row of parking. This curbed island will help to guide vehicles entering the site from Oak Park Avenue to turn right and follow the one-way directional pattern. Additionally, this provides protection to the vehicles parked there, additional space to add directional signage, and additional landscaping. Regardless of the additional island, directional signage needs to be added beyond striping at Oak Park Avenue entrance including a “One Way Do Not Enter” sign to prevent wrong-way circulation around the building (see the illustration below).

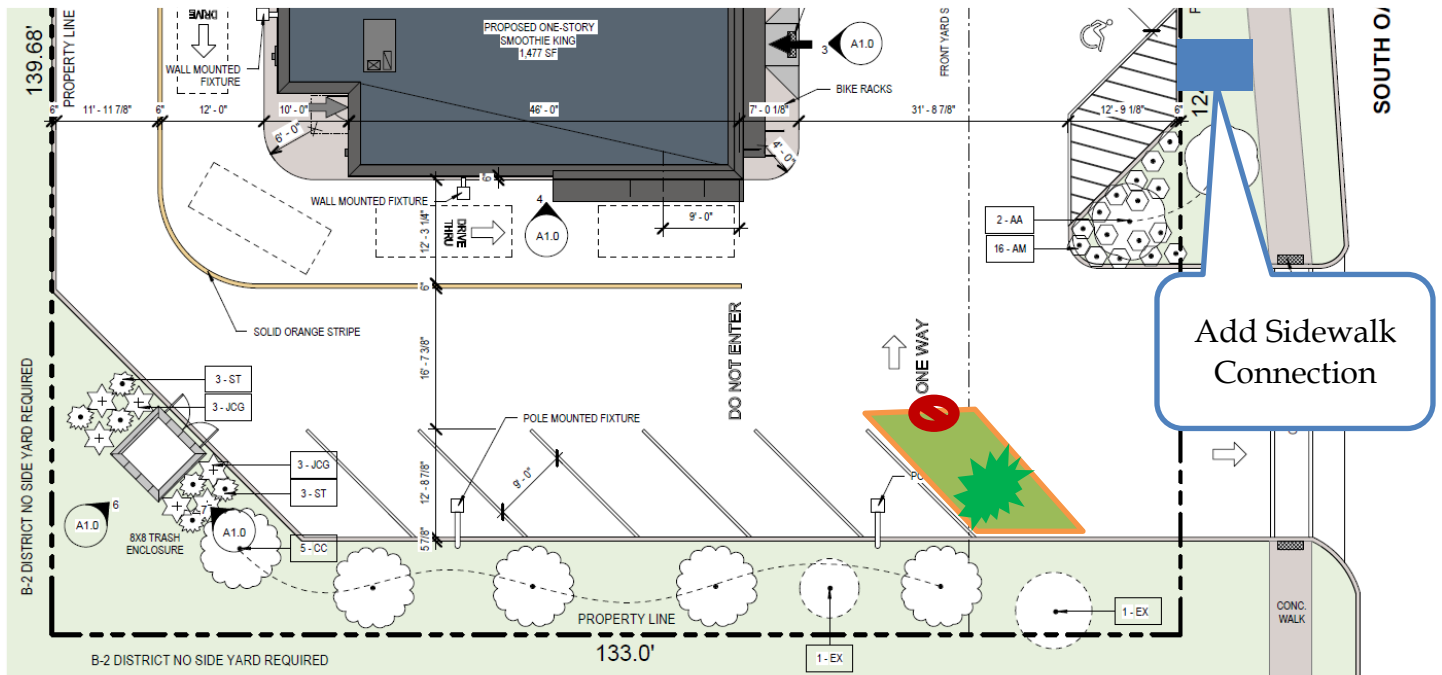


**Open Item #2: Revise plans with staff's recommendations for a curbed end island with a tree and directional signage to help avoid wrong-way circulation of vehicles entering from Oak Park Avenue.**

Sidewalks were previously installed in 2019 surrounding the property. However, there is no required sidewalk connection to the site. A sidewalk connection shall be proposed from the public sidewalk. Staff recommends utilizing the ADA stall's access aisle as a means to connect the public sidewalk to the site (see the illustration below).

**Open Item #3: Revise plans with a public sidewalk connection to the site.**





Details were not provided on the construction of the dumpster enclosure. However, the plans do note it will be matching materials to the building façade. Details can be provided or staff is agreeable to conditioning it that the details be provided with matching materials prior to building permit issuance.

**Open Item #4: Provide dumpster enclosure details or add staff's recommended condition that the details be provided prior to permit issuance.**

The plans are still under review from the Village Engineer and are subject to their final review and approval in regards to traffic control, utilities, and grading. Staff notes that all signage and striping are required to meet MUTCD requirements on the final permitted plans. Staff has recommended a standard condition that the approval be subject to Final Engineering Plan review and approval.

**Open Item #5: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.**

## VARIATIONS

Five Variations are required per the submitted plans as listed below. These variations are covered in further detail in the related sections below:

1. Parking: A Variation from Section VIII.A.10 (Parking - Number of Required Spaces) of the Zoning Ordinance to permit a total of 10 parking stalls where a minimum of 12 parking stalls is required.
2. Masonry: A Variation from Section V.C.7.F.G. To permit the structure to have 18% of the exterior façade be a metal accent panel instead of the required maximum of 15%.
3. Ground Sign Setback: A Variation from Section IX.D.2.c. (Freestanding Signs – Location) of the Zoning Ordinance to permit a ground sign setback of 2 feet where the required minimum is 10 feet.
4. Wall Sign Number: A Variation from Section IX.F.1 (Business Districts – Wall Signs) of the Zoning Ordinance to permit two walls signs on the east and north elevations where a maximum of one on each elevation is permitted.

5. Maximum Wall Sign Size: A Variation from Section IX.F.1 (Business Districts – Wall Signs) of the Zoning Ordinance to permit:
  - a. Wall signage on the east elevation that totals 101 sq. ft. in size where the maximum permitted is 28.5 sq. ft. is permitted.
  - b. Wall signage on the north elevation that totals 101 sq. ft. in size where the maximum permitted is 53.33 sq. ft. is permitted.

## LANDSCAPING

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The Landscape Plan is shown with the overall Site Plan. As with many infill and redevelopment sites, the Landscape Ordinance is often difficult or impossible to meet. The Village's goal is to improve sites by meeting the intent of the code as much as possible and providing for an improvement to the existing site. The focus for landscaping enhancements is often on the perimeter landscaping, street trees, and adding islands in undefined paved areas. The proposed landscape and site plan provide for many of those items. Additionally, foundational landscaping is proposed along the building's north façade that fronts 159<sup>th</sup> Street and to separate the drive-thru and main drive aisles. Foundational landscaping along the north façade will help break up the monotony of that façade and provide visual interest.

On the subject site, most required street trees are not possible due to the small right-of-way widths and overhead power lines. Trees have been proposed along the southern property line and at entrances where there is enough width to plant. Additional trees have been proposed on the private frontage. Overall there is an increase of 12 trees on the site and additional shrubs and bushes. Staff has recommended one additional tree can be planted in the end island. For a small and challenging site staff believes the overall proposal increases the overall appearance of the site and area.

***Open Item #6: Review the proposed Landscape Plan.***

## ARCHITECTURE

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The existing deteriorated building will be demolished with a new building constructed in its place. The proposed building is mostly tan face brick (72% of exterior) with "limestone wainscot" at the base (8% of exterior) and 4' limestone cap with aluminum trim (2% of exterior) at the top of the building. Additionally, a custom metal architectural element wraps the front of the building (18% of exterior). The materials used mostly comply with the masonry requirement outlined for commercial districts in Section V.C.F-H. However, accent materials, such as the metal architectural element are limited to 15% of the building exterior, requiring a reduction in its size or a Variation. If the Commission believes a Variation is not warranted for the exterior materials, staff recommends reducing the height of the metal element slightly to be a similar level as the rest of the roofline.

***Open Item #7: Review the proposed materials and request for a Variation on exterior materials.***

The façade itself is rather simple and modern in style. Staff's original comments included a request for additional dimension or detailing on the building, particularly on the north and south elevations that will be highly visible. Changes include adding the metal architectural element, carrying the canopy on the north and south sides, and setting in some areas to appear as faux window insets. Overall, staff likes the addition of the architectural element and expansion of the canopies that bring some dimension to the building and accentuates the front entrance of the building. The design will be custom but is similar to newer Taco Bell facades as shown on the image to the right.

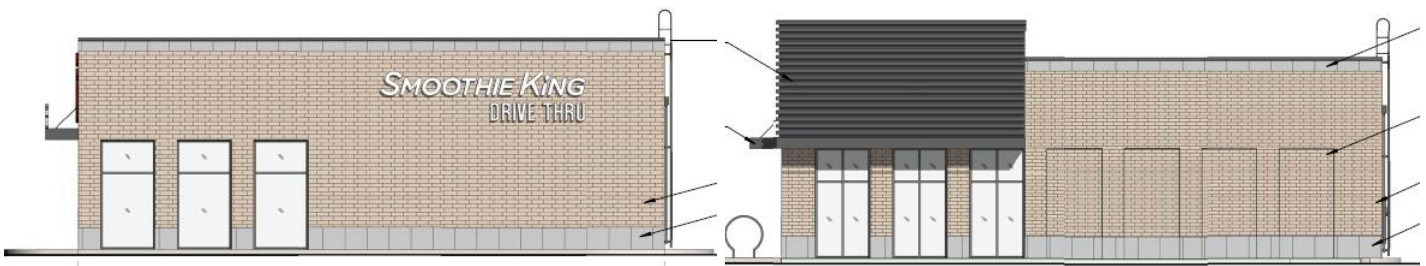


*Above: Similar front metal architectural element on a Taco Bell.*

The areas where the brick and stone based is recessed 2-inches is mixed in terms of the reviews on what it adds to the façade. Staff is looking to discuss these additions of inset brick/stone further and which wall look is preferred. While the walls are a bit blank on the original plans, the building is fairly small and signage proposed helps to break it up. The original and revised façade options are shown below for review of the different changes.

***Open Item #8: Review the proposed architecture and preference for 2-inch brick/stone insets on the north and south elevations.***

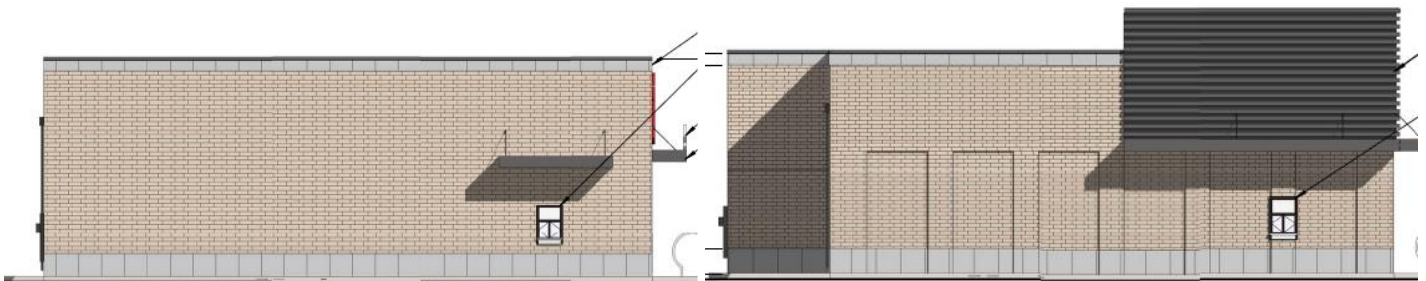
#### North Elevation



Left: 1<sup>st</sup> Elevation

Right: Revised Elevation

#### South Elevation



Left: 1<sup>st</sup> Elevation

Right: Revised Elevation

## SIGNAGE

### Wall Signs

Wall signs are proposed on the north, south, and east elevations. The Zoning Ordinance permits one wall sign on each elevation that is a maximum of one sq. ft. in size per lineal foot of building frontage. Variations are being requested for the number of signs and size on the north and east elevation as well as the overall signage size. The petitioner has noted the number and size increases are proposed to give the best overall appearance to the building and visibility of signage. The building is rather small on a busy corner, and complying with the size requirements results in signage not easily visible to customers and small in comparison to the developments neighboring it.

Smoothie King Signage			
	Number of Signs	Max Size Permitted	Total Size Proposed
North	2 <b>(+1)</b>	53.33 sf	53+48=101 sf <b>(+47.66 sf)</b>
East	2 <b>(+1)</b>	28.5 sf	53+48=101 sf <b>(+72.5 sf)</b>
South	1	53.33 sf	48 sf (-5.33 sf)



**Open Item #9: Discuss proposed Variations for wall sign number and size on the east and north elevations.**

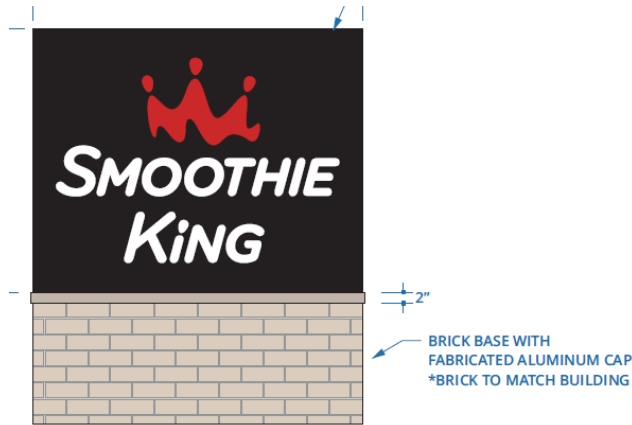
### Ground Sign

The proposed monument-style sign will have an internally illuminated cabinet and brick base to match the building's exterior. The sign will comply with the design, size, and height requirements of the Zoning Ordinance. However, a setback Variation is being requested due to the small lot size and lack of available space. The sign is proposed to be 2 feet from the property line where the minimum required is 10 feet. The existing sign is between 2-3 feet from the property line, so the sign is being proposed in a similar location as that existing pole sign. At a minimum a 2-foot setback from property lines and drive aisles ensures there are no conflicts with pedestrians, bicyclists, or vehicles. The Petitioner is proposing the 2-foot setback and proposing a more attractive sign than currently exists on the site. Similar Variations have been considered on other infill and redevelopment sites in the Village. Most recently the 7-Eleven gas station ground sign at 171<sup>st</sup> St. & Harlem Ave. was approved for a similar 2 foot setback on a redevelopment infill site.





Left: Existing Pole/Pylon Sign

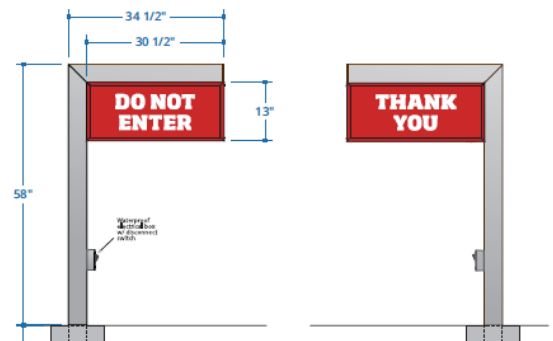


Right: Proposed Monument Sign

**Open Item #10: Discuss proposed Variation to permit a 2-foot setback where 10-feet is required.**

Accessory Signs

Directional and drive-thru signage is proposed. Staff has requested two changes to the directional signage. First, directional signs are limited to a maximum height of 48" and the proposed signs are 58" in height. This height requirement can be met. Second, is that any signs used for traffic control must meet MUTCD standard details. MUTCD-approved signs are standard across the nation, so they are more recognizable and enforceable. This comment is specifically related to "One Way" and "Do Not Enter Signage" on the plans.



**Open Item #11: Revise directional sign heights to be 48" or below. Utilize MUTCD-approved signage for any traffic control signage.**

The proposed drive-thru signage complies with the code. However, a second accessory drive-thru "preview menu board" is proposed. A text amendment to the sign regulations specific to preview menu boards is being considered by the Plan Commission and Village Board currently. Those changes would be in effect if passed prior to issuance of the building permit for this development.

## PARKING & DRIVE-THRU STACKING

Drive-Thru

The Petitioner has described their overall drive-thru and parking demands in the attached traffic analysis. Overall the site has spacing for 9 vehicles to stack in the dual drive-thru lanes (4 at the ordering boards and 5 between the menu boards and the pickup window). While not part of the plan, there is room for another 3 more vehicles to stack on the east side of the building without blocking site circulation or spilling off-site (for a total of 12). The proposed stacking is typical of many Smoothie King locations and is expected to exceed the number of stacking spaces. The number of stacking spaces is similar to many drive-thru locations in the Village, but demand is expected to be lower and service times faster than typical fast food options due to limited food options and quick prep time. Thus, no stacking issues are expected. Staff recommends a condition of approval that requires any future tenants or changes to the parking demand or operations be required to submit an updated parking and traffic analysis at that time.

**Open Item #12: Review overall proposed drive-thru stacking and traffic analysis and staff's recommendation that future users or operational changes submit a new parking and traffic analysis.**



## Parking

The existing site has approximately 19 parking stalls while the changes to the site including the additional drive-thru lane and landscaping reduced the parking to 10 stalls. It should be noted many of the existing stalls and aisles on the site do not comply with current width standards. The Zoning Ordinance's required minimum number of stalls is 12 based on the required number for indoor and carryout dining. The minimum requirements in Section VIII.A.10 (Number of Parking Spaces Required) includes the following:

- Min. 1 stall for each employee - The number of employees on the site is typically 2-3, with a peak of 5 during peak times or special events (5 stalls required).
- Min. 1 stall for every 3 seats - The floor plan is not finalized yet but 4-8 seats are expected (2 stalls required).
- Min. 5 stalls for carryout food establishments (5 stalls required).

Similar to other recent commercial projects, staff has noted parking is more of an art than a science. There is no standard practice and parking requirements can change over time depending on overall vehicle usage and based upon the specific tenants and business operations. While the parking minimums can act as a guide, they are also outdated as much of the data dates back to the 1970's and 80's. While adequate parking is needed, it is often left to developers and property owners to ensure they will have enough parking spaces. Without enough parking, it is most often to the detriment of the property owner if the site doesn't have adequate parking availability for customers.

As previously noted and in the Petitioner's narrative, the customer turnover times are faster than typical carryout or drive-thru food establishments since hot food is not served on-site and order times are fairly short. Additionally, pre-orders on the Smoothie King website and phone app, have grown considerably with close to 30% at many stores. That number is expected to be a bit lower at this location due to the drive-thru convenience but remains high overall compared to many other food service establishments. The Petitioner has also noted some other successful and comparable drive-thru locations with similar layouts and parking that have been successful.

Parking can be added to the north side of the property but would require removal of the second drive-thru lane. The drive-thru staking and dual ordering screens is the preference over additional parking stalls due to increased drive-thru demand since the pandemic.

***Open Item #13: Review requested parking Variation to permit 10 parking stalls where a minimum of 12 are required.***

## LIGHTING

---

New light poles are proposed on the plan. However, no photometric plan or details on the light fixture were supplied. No building lights are also indicated on the plans. A photometric plan and pole/fixture specification cut sheets shall be submitted showing adequate lighting in compliance with the light coverage requirements. If plans are not received prior to the public hearing, it is recommended that a condition be added requiring they be submitted and reviewed for code compliance by staff prior to permit issuance.

***Open Item #14: Submit a proposed photometric plan and cut sheets for the pole and proposed light fixtures.***

## SUMMARY OF OPEN ITEMS

---

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

1. Review the overall proposed site plan, circulation pattern, and drive-thru layout.
2. Revise plans with staff's recommendations for a curbed end island with a tree and directional signage to help avoid wrong-way circulation of vehicles entering from Oak Park Avenue.
3. Revise plans with a public sidewalk connection to the site.
4. Provide dumpster enclosure details or add staff's recommended condition that the details be provided prior to permit issuance.
5. Staff is recommending the site plan approval be conditioned upon final engineering review and approval.
6. Review the proposed Landscape Plan.
7. Review the proposed materials and request for a Variation on exterior materials.
8. Review the proposed architecture and preference for 2-inch brick/stone insets on the north and south elevations.
9. Discuss proposed Variations for wall sign number and size on the east and north elevations.
10. Discuss proposed Variation to permit a 2-foot setback where 10-feet is required.
11. Revise directional sign heights to be 48" or below. Utilize MUTCD-approved signage for any traffic control signage.
12. Review overall proposed drive-thru stacking and traffic analysis and staff's recommendation that future users or operational changes submit a new parking and traffic analysis.
13. Review requested parking Variation to permit 10 parking stalls where a minimum of 12 are required.
14. Submit a proposed photometric plan and cut sheets for the pole and proposed light fixtures.

## STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

### 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.

## STANDARDS FOR A VARIATION

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

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.

## RECOMMENDATION

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Following a successful workshop, proceed to a Public Hearing at the August 19, 2021 Plan Commission meeting.





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: Drive Thru Smoothie King
- ☐ 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: Smoothie King

Project Description: Drive Thru Smoothie King conversion of the former Browns Chicken

Project Address: 6805 W 159th St Property Index No. (PIN): 28-19-100-019-0000

Zoning District: B-3 Lot Dimensions & Area: 18,165

Estimated Project Cost: \$ 700,000

### OWNER OF RECORD INFORMATION

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

Name of Owner: Parth Patel Company: Parth37 LLC

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 representative.

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

Property Owner Signature:

Property Owner Name (Print):

### Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print):

Parth Patel

Applicant Signature:

(If other than Owner)

Applicant's Name (Print):

Date:

7/9/2021



***RULE THE DAY™***

July 9, 2021

To whom it may concern:

I, Parth Patel, am a multi-unit Smoothie King franchisee with current open locations in Crestwood IL, Chicago Ridge IL, Plainfield IL, Shorewood IL, Merrillville IN, Schererville IN, and Crown Point IN. I plan to develop 20 units across the South Suburbs of Chicago and Northwest Indiana by 2023. Smoothie King was established in 1973 and its vision and mission are to become an integral part of everyone's health and fitness journey and to inspire a healthy and active lifestyle. The menu consists of made to order Smoothies containing whole fruits, veggies, protein and no sugar added juices for losing weight, gaining weight, building muscle, staying healthy, vitamins and minerals, and a healthier treat. The concept has something for everyone and gives a convenient meal in a cup option for the on-the-go guest. Guests can order ahead via the Smoothie King app or thru the website. Guests can customize and modify Smoothies easily on the app and can earn rewards and future discounts. This location will also feature the added convenience of a Drive Thru, so guests can order Smoothies without leaving their car. I am planning to redevelop the site commonly known as 6805 W 159<sup>th</sup> St, Tinley Park IL, the former blighted Browns Chicken at the corner of 159<sup>th</sup> and Oak Park Ave. We would reconstruct a building that is roughly 1,300 square feet with a double menu board drive thru and bring the site to current village codes. The concept is a carry out concept and guests will still be able to order in the store if they prefer. The site will have roughly 9 parking spaces. The concept typically requires 2-3 employees per shift and at peak having up to 5 employees. Since the concept is carry out, guests typically order their Smoothies and leave once their orders are completed. This new location would create roughly 15 to 20 part time jobs within the local community and provide a convenient healthy option for all residents.

Sincerely,

Parth Patel

Multi-Unit Smoothie King Franchisee







***RULE THE DAY™***

July 23, 2021

To Whom It May Concern:

A total of 10 parking spaces (9 standard and 1 handicap) is more than sufficient for a Smoothie King location. The sales for or drive thru locations have much of the sales coming from the drive thru. In most cases, locations with drive thrus have a sales mix of 80% drive thru and 20% in store. In some cases, the sales are even more favorable to the drive thru. Due to this, we have increased our drive thru car stacking to 6 cars to maintain proper through put to avoid congestion.

I have provided a list of locations below that have similar size sites with less than 12 parking spaces and the appropriate car stacking for you to reference. The site plans for each location are also attached to this letter as well.

-  SK 1364- 11199 Perry Hwy, Wexford, PA 15090
  - 5 car stack
-  SK 1128- 3903 Lemmon Ave, Dallas TX 75219
  - 6 car stack
-  SK 556- 4307 Ambassador Caffery Pkwy, Lafayette, LA 70508
  - 5 car stack
-  SK 1913- 846 Edward Lane, Yorkville, IL 60560
  - 8 car stack

Please feel free to contact me with any questions or concerns.

Thank you,



**Jeff Dunn**

Construction Manager

M: (214) 802-9521

O: (214) 935-9542, ext 121

[Jeff.Dunn@SmoothieKing.com](mailto:Jeff.Dunn@SmoothieKing.com)

Inspire people to live a healthy & Active lifestyle.





PRELIMINARY NOT  
FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
FOR INTERIM REVIEW ONLY.

MATTHEW P. KING  
ARCHITECT  
TX REGISTRATION  
NO. 17957

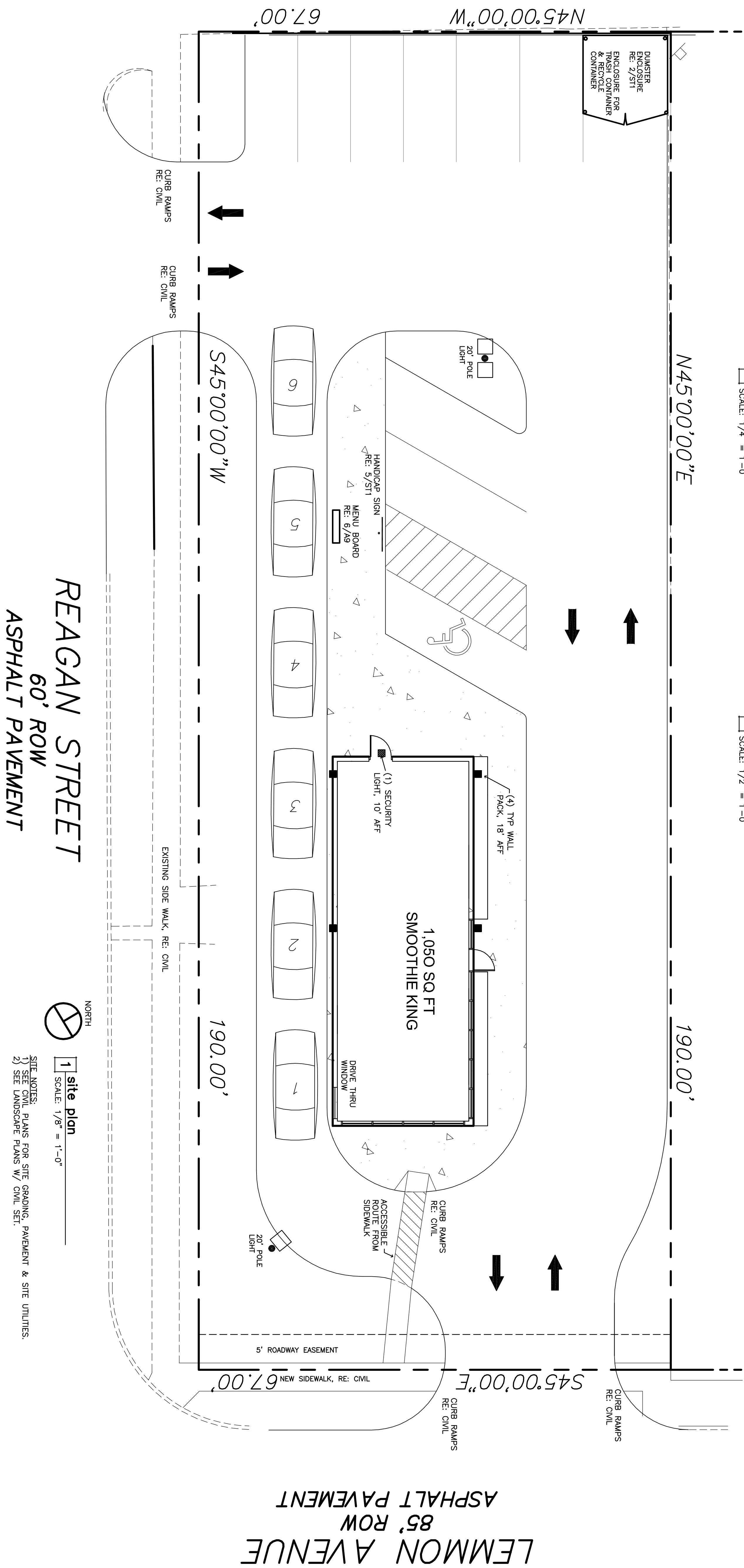
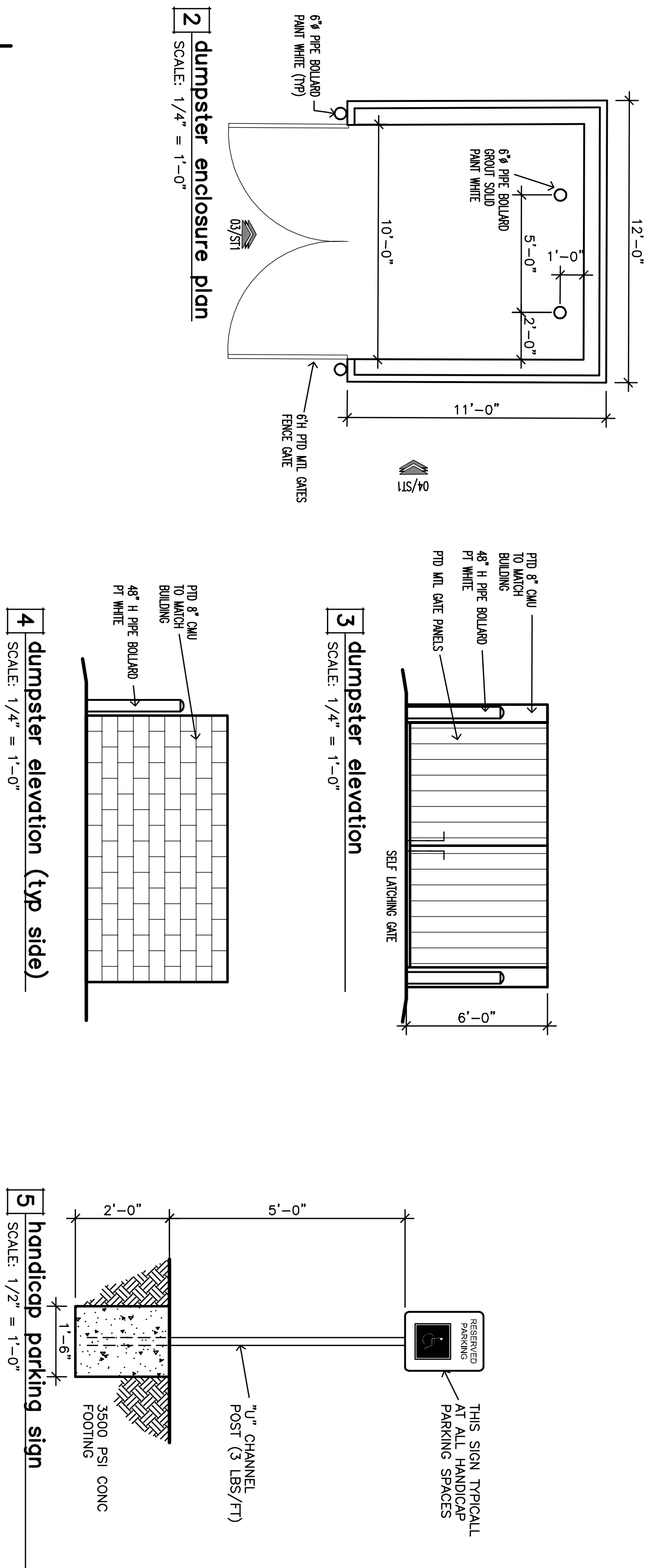
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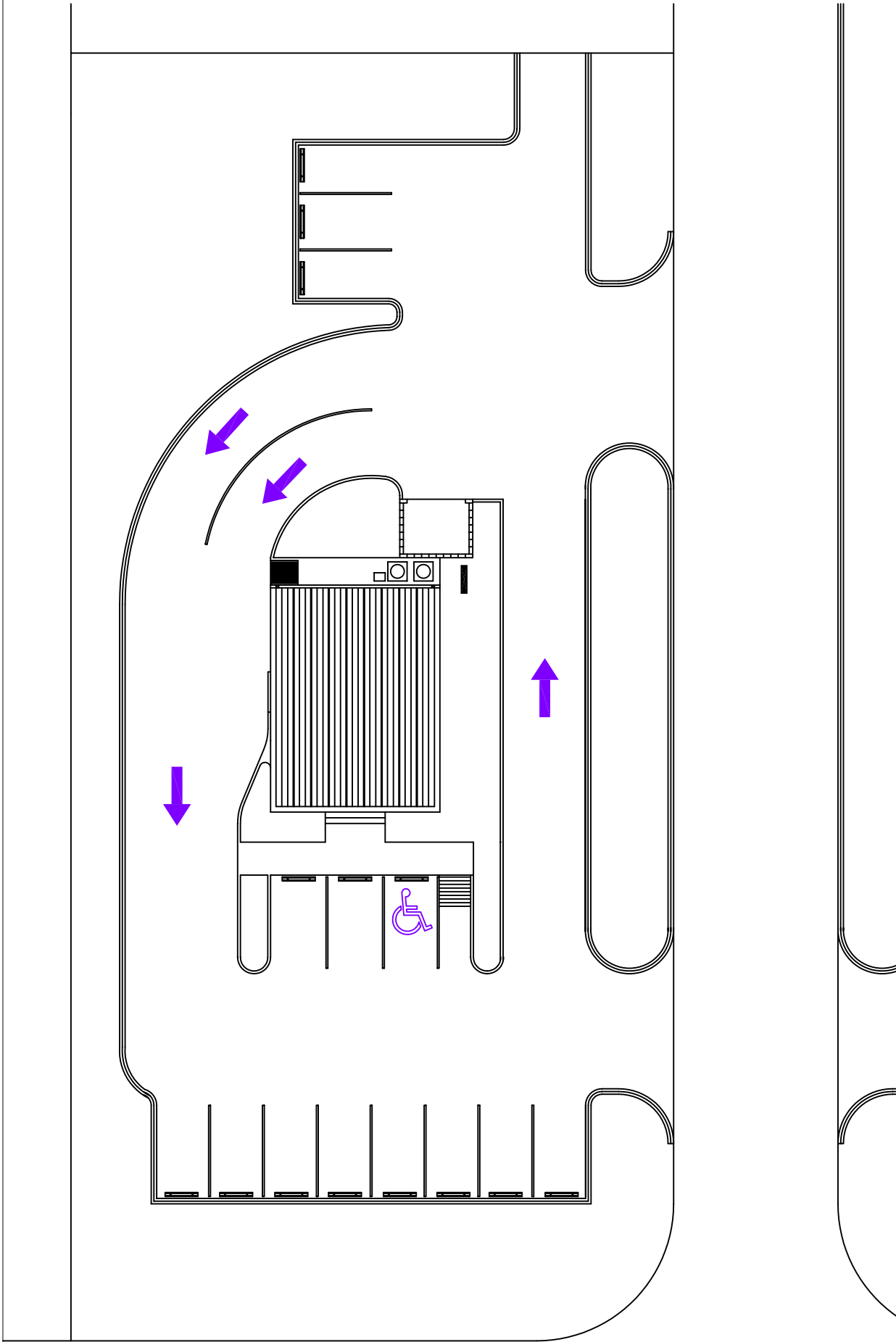
**Architect:**  
Matthew King Architect  
469-742-0678  
[www.mkingarchitect.com](http://www.mkingarchitect.com)

SMOOTHIE KING #1128  
CORPORATE STORE-LEMMON/REAGAN  
3903 LEMON AVE  
DALLAS, TEXAS 75219

**SMOOTHIE KING FRANCHISES, INC.**  
3900 N. Causeway Blvd Suite 1300  
Metairie, La. 70002  
PH (985) 635-6973 FAX (985) 635-6987

FLOOR PLAN  
Sheet No.  
SITE PLAN  
ST1





AMBASSADOR CAFFERY PARKWAY

DATE:  
3/16/05

SMOOTHIE KING #556  
STEVE MILLER  
LAFAYETTE, LA

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SMOOTHIE KING FRANCHISES, INC.  
2400 VETERANS BLVD. SUITE 110  
KENNER, LOUISIANA 70062  
PH (504) 467-4006 FAX (504) 469-1274



GERALD P. NOE  
ARCHITECT

INDIANA REG. NO. A00000000

395 LUCERNE DRIVE  
SPARTANBURG, SC 29302  
P: 864.583.2215 F: 864.583.2265  
info@gsnarchitect.com

CHECKED BY: GPN  
DRAWN BY: LFM

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84-00-0000

REVISIONS:

DATE: 01/11/2018

CLIENT NAME:  
YONAS HAGOS  
DLH YORKVILLE  
SMOOTHIE, LLC  
YORKVILLE, IL 60550

PROJECT NAME:



NEW BUILDING  
KENDALL MARKETPLACE LOT 148  
YORKVILLE, ILLINOIS 60550

SHEET TITLE:

DRIVE THRU / SITE  
PLAN

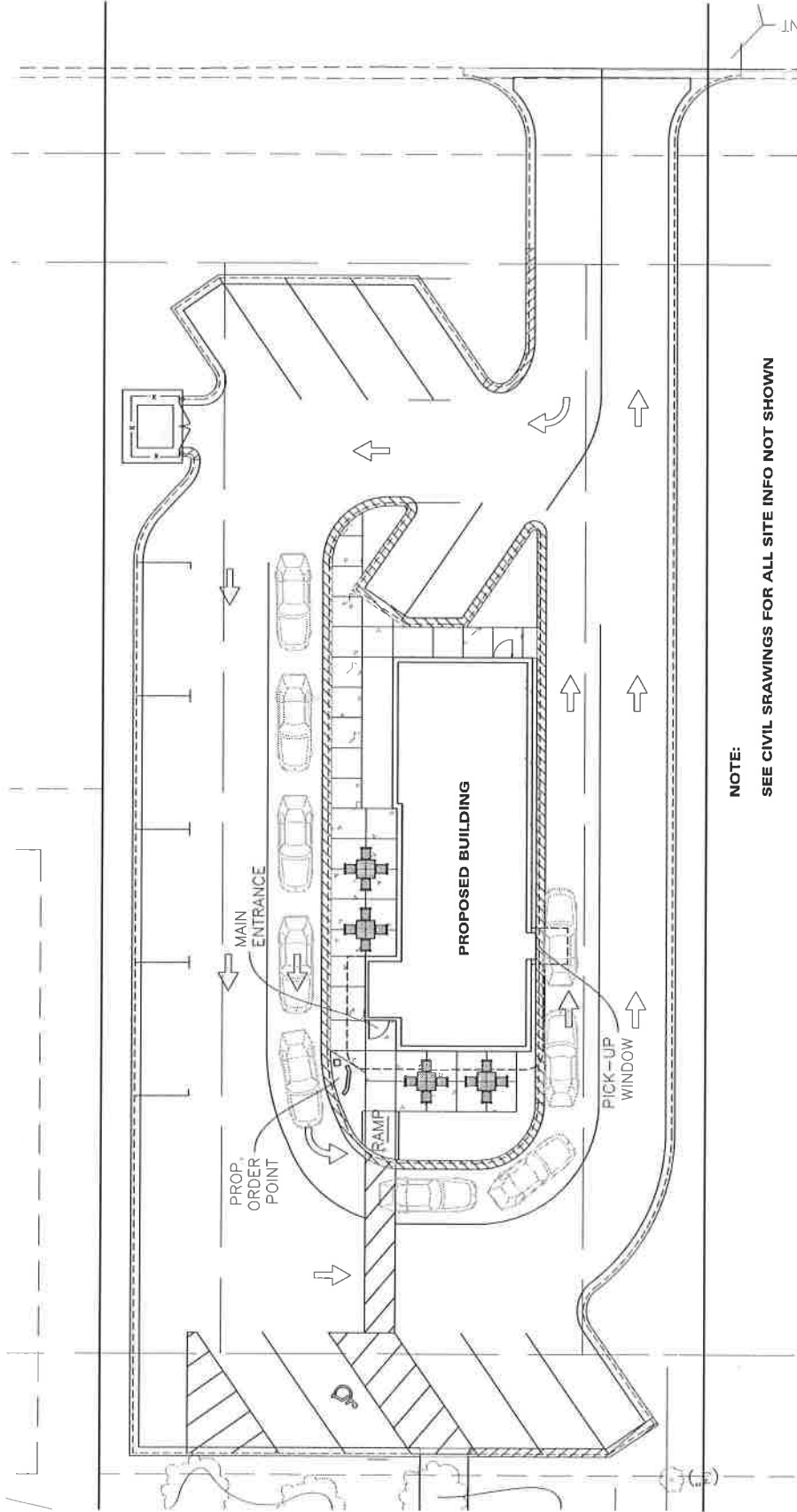
PROJECT NUMBER 18-254

DATE 04/03/2018

SHEET NO.

A-10

SHEET 11 OF 11







NOTE:  
SEE CIVIL DRAWINGS FOR ALL SITE INFO NOT SHOWN

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	3	ACER X FREEMANII 'AUTUMN FANTASY' / FREEMAN MAPLE	B&B	2.5' CAL	MIN
	CC	5	CELTIS OCCIDENTALIS 'CHICAGOLAND' / COMMON HACKBERRY	B&B	2.5' CAL	MIN
	GS	3	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	2.5' CAL	MIN
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JCG	24	JUNIPER CHIN. 'SEA GREEN' / SEA GREEN JUNIPER	B&B		30" HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	16	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	3 GAL	SEE PLAN	18" HT MIN
	CA2	36	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	24" HT MIN
	HA	11	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	3 GALS	SEE PLAN	24" HT MIN
	RG	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	24" HT MIN
	ST	6	SPIREAE BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	3 GAL	SEE PLAN	18" HT MIN
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
			TURF SEED			

## SITE PLAN LEGEND

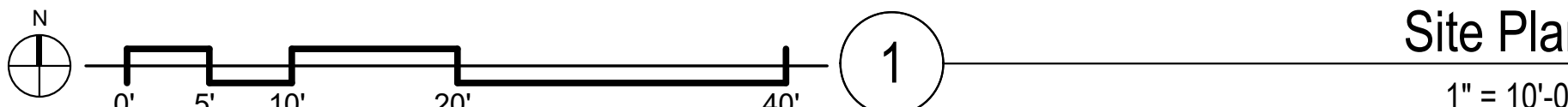
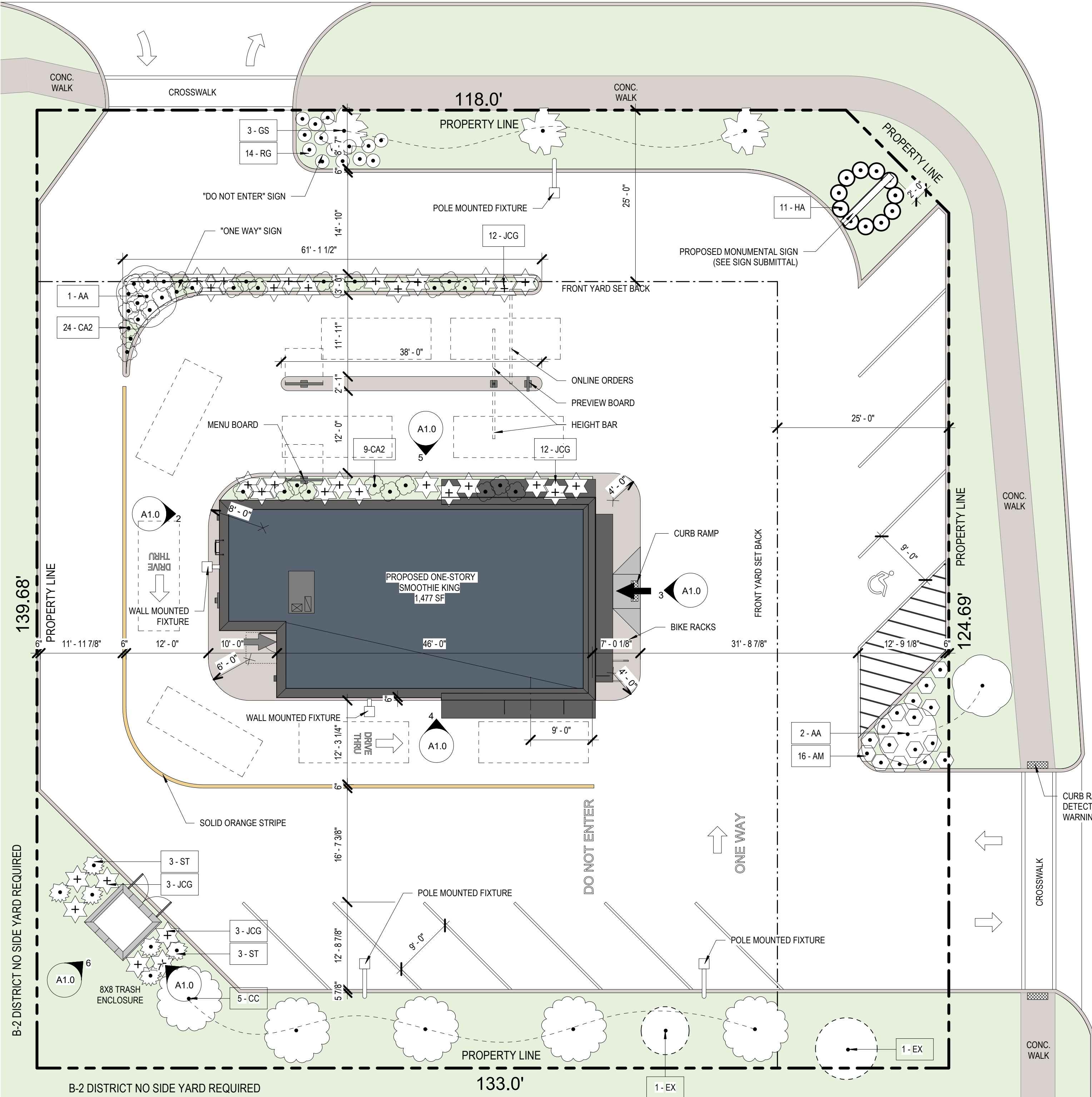
### SITE LEGEND

-  DIRECTIONAL ARROW  
 BUILDING ENTRY  
 SERVICE ENTRY  
 SETBACK  
 LANDSCAPED ISLAND

## SITE INFORMATION

SITE AREA:	18,165 SF
(E) BUILDING AREA:	1,404 SF
PROPOSED AREA:	1,517 SF
ZONING:	B-3 (EXISTING)
FAR	1.0
REQ. PARKING SIZE:	9' X 18'
(E) PARKING COUNT:	18 PARKING SPACES
	1 ADA SPACES
PARKING COUNT:	8 PARKING SPACES
	1 ADA SPACE

**WEST 159TH STREET**



Rev. No.	Description	Date
	ISSUE FOR VILLAGE REVIEW	7/23/2021



9797 ROMBAUER RD., STE. 150  
DALLAS, TX 75019  
PH (214)935-8900 FAX (214)432-5732

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THEY CONFORM TO THE INTERNATIONAL BUILDING CODE."

# Smoothie King

## Mercantile Renovation

6805 W 159th St,  
Tinley Park, IL 60477

## Seals and Certificates

**DLD**

3v.

Checked By:

XAJA

By:

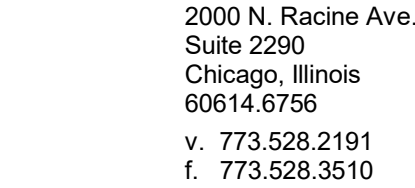
Dra

202

## Site Plan

# A0.1





Rev. No.	Description	Date
	ISSUE FOR VILLAGE REVIEW	7/23/2021

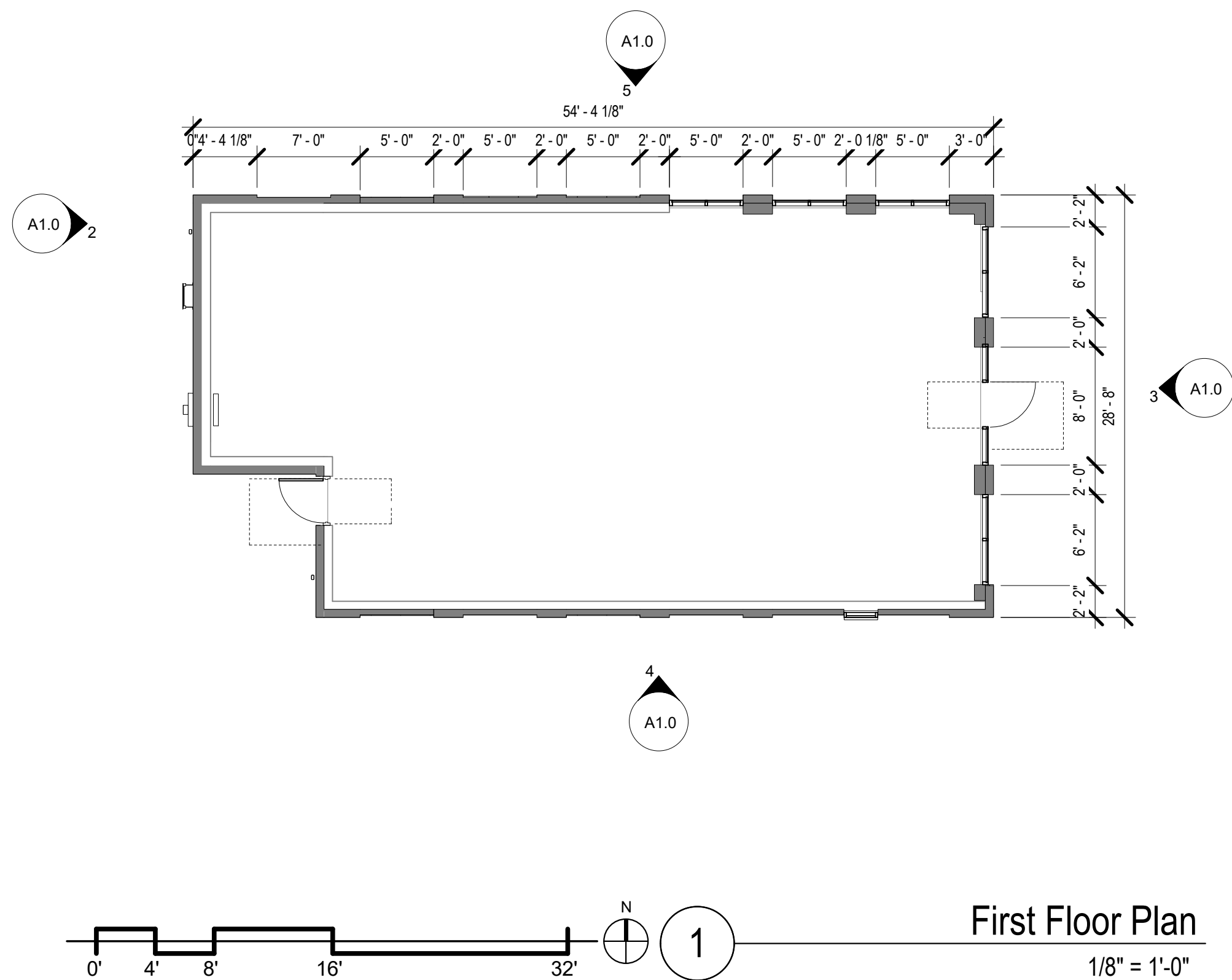
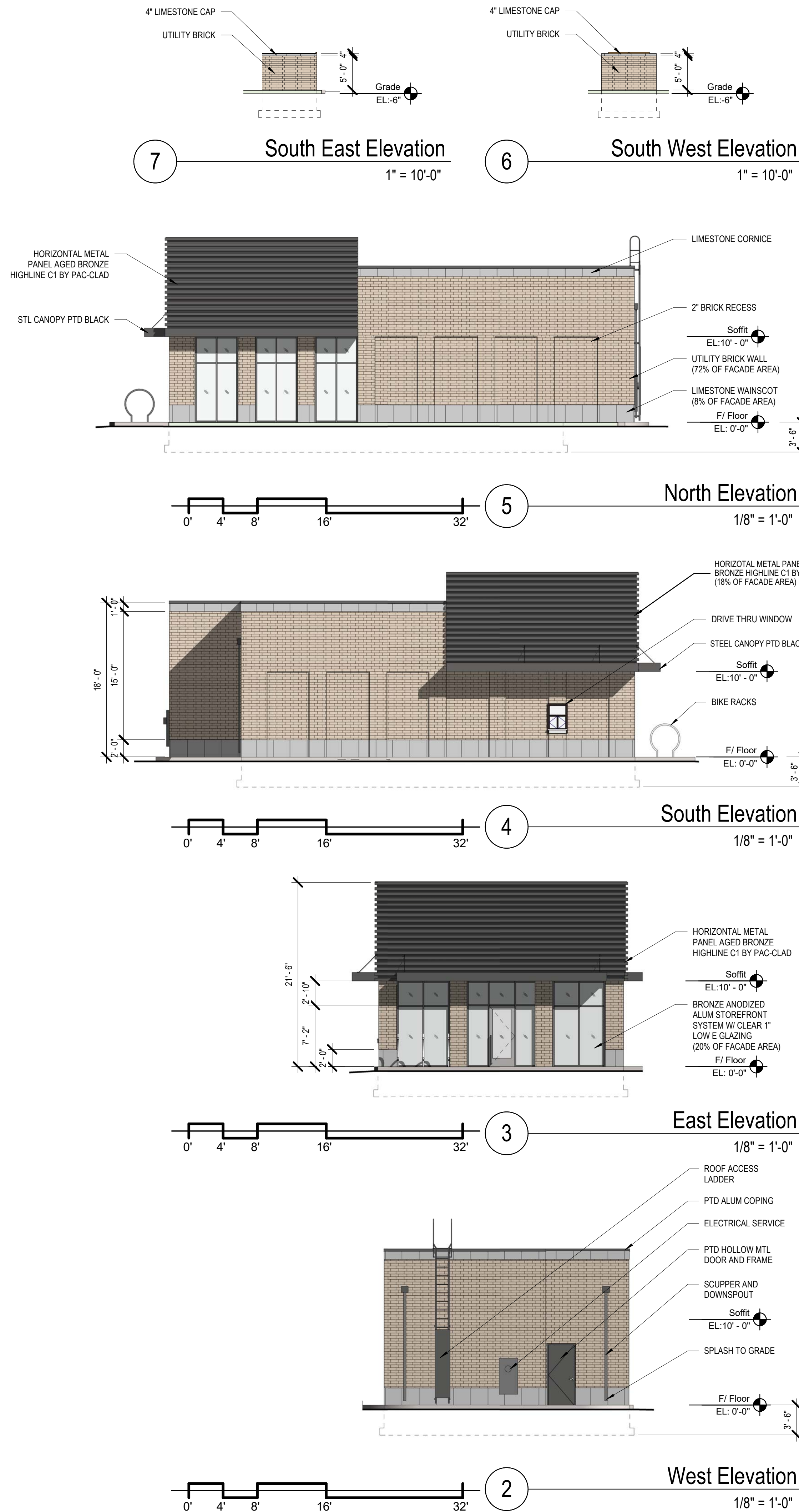


"I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY OR  
UNDER MY DIRECT SUPERVISION,  
AND TO THE BEST OF MY  
PROFESSIONAL KNOWLEDGE,  
THEY CONFORM TO THE  
INTERNATIONAL BUILDING CODE."

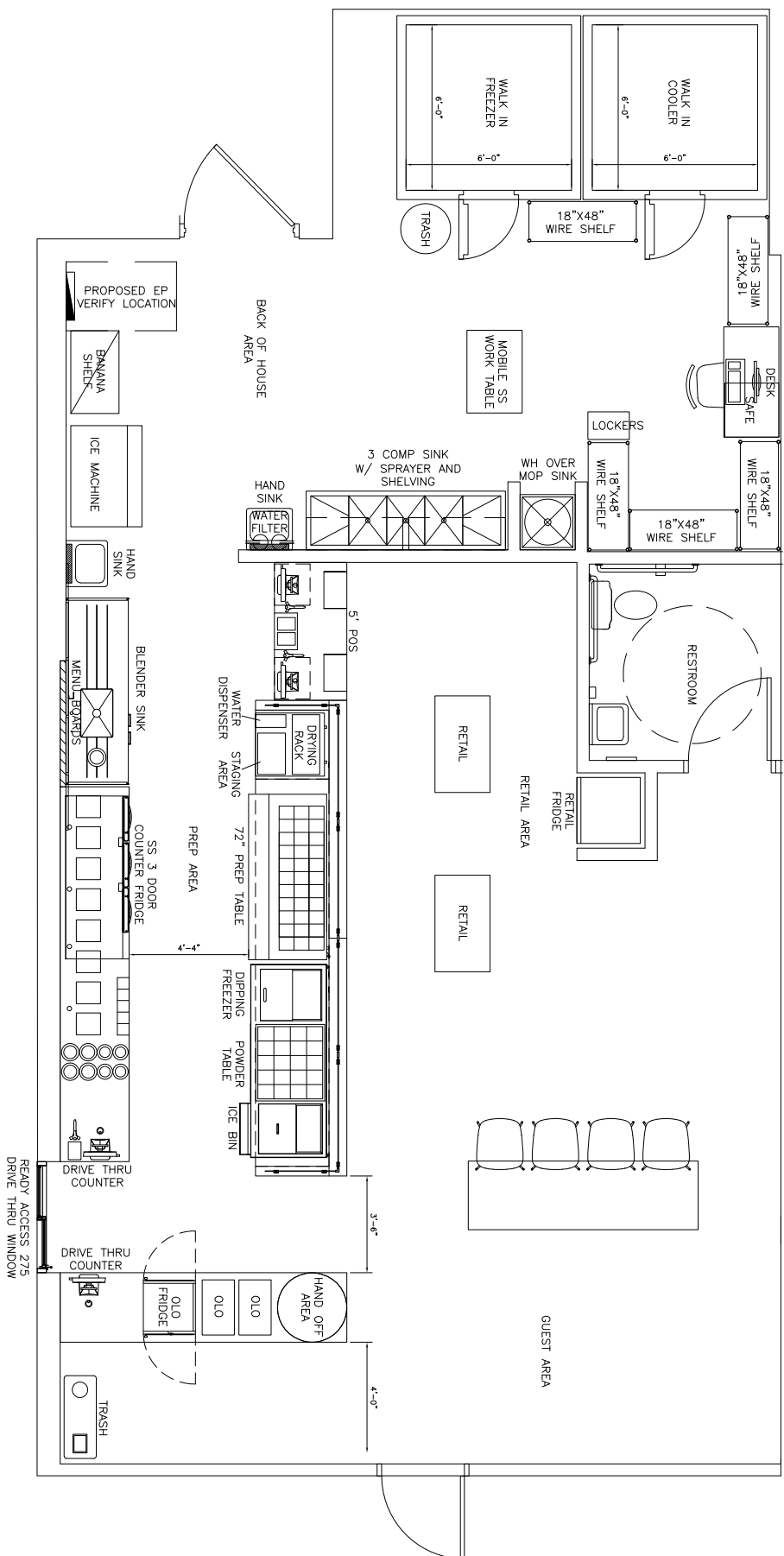
Smoothie King  
Mercantile Renovation  
6805 W 159th St,  
Tinley Park, IL 60477

# First Floor Plan & Elevations

# A1.0





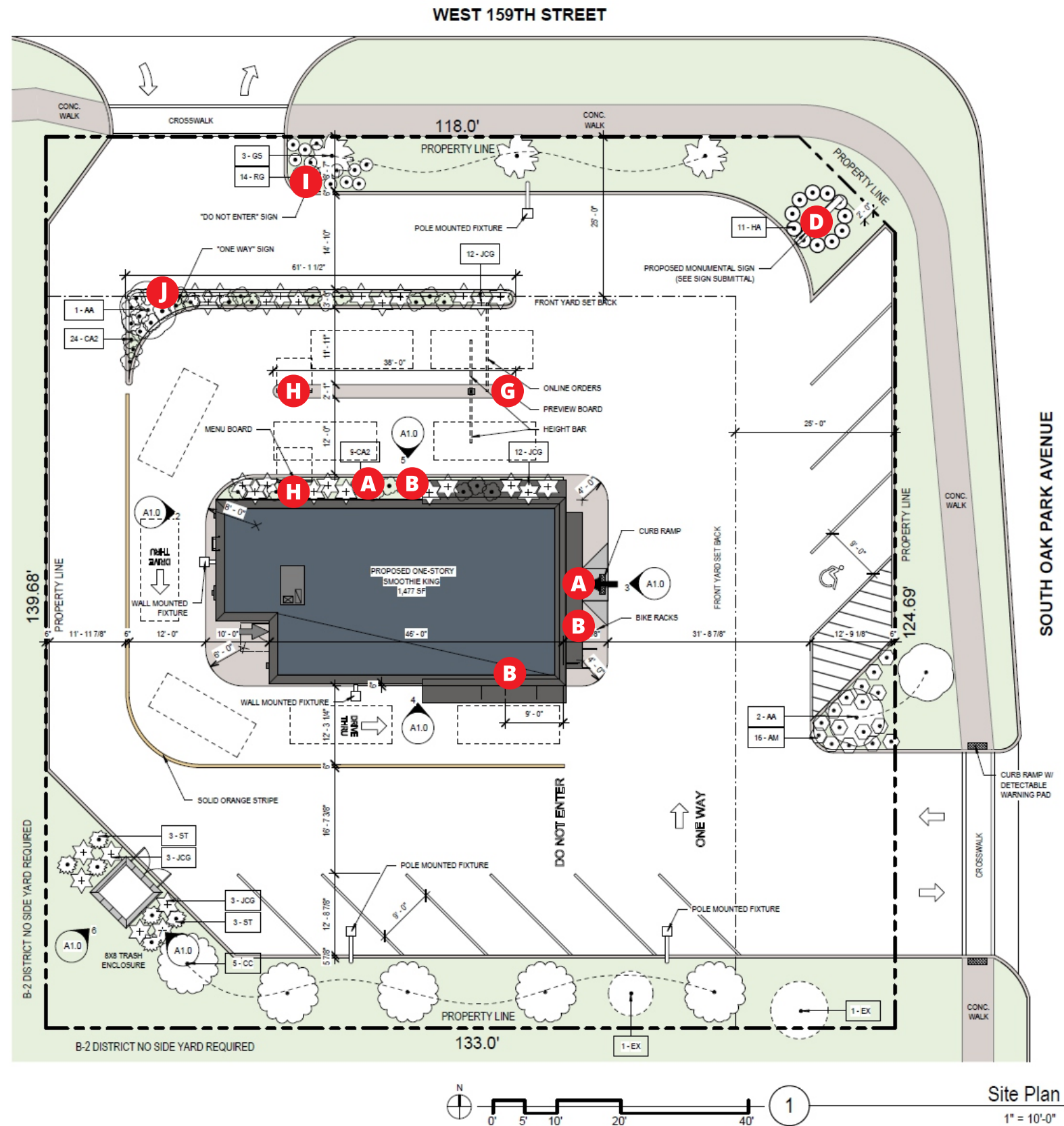


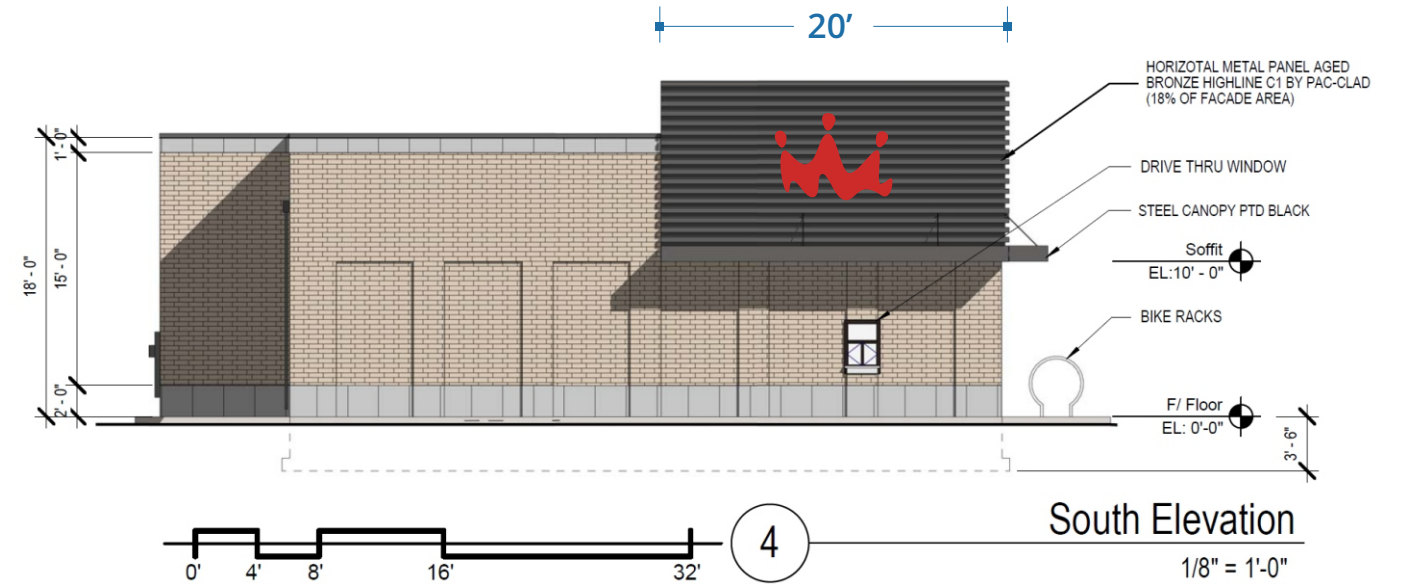
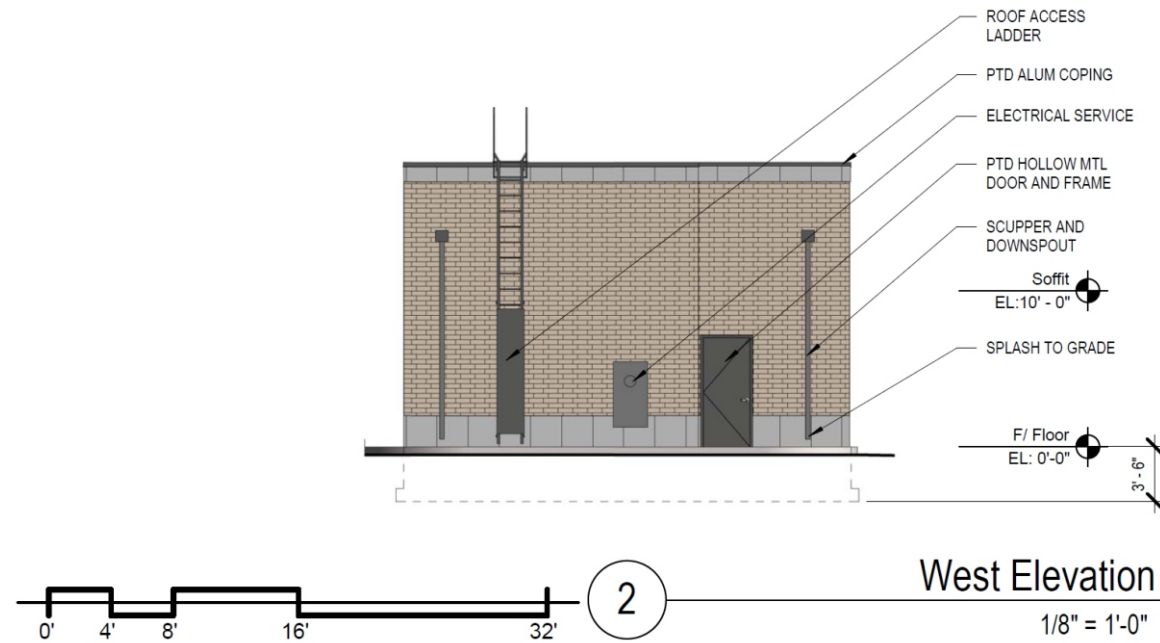
SMOOTHIE KING FRANCHISES, INC.  
9797 ROMBAUER RD. SUITE 150  
DALLAS, TX 75019  
PH (214) 935-8900 FAX (214) 432-5732

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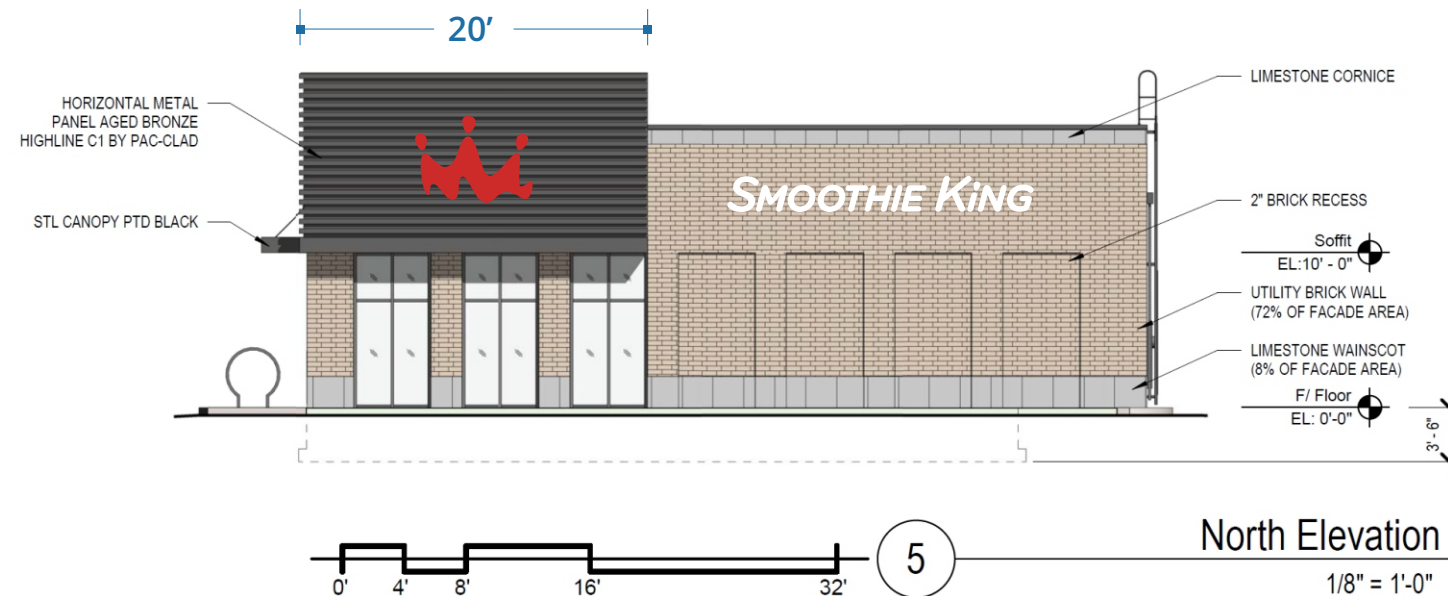
SMOOTHIE KING #TBD  
TEST FIT  
FRANCHISEE: PARTH PATEL  
TINLEY PARK, IL  
SCALE: NTS  
USF: 1200± RV#6

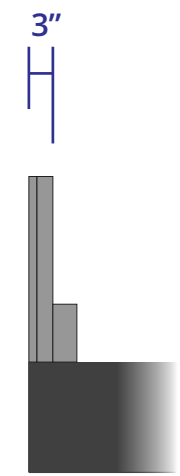
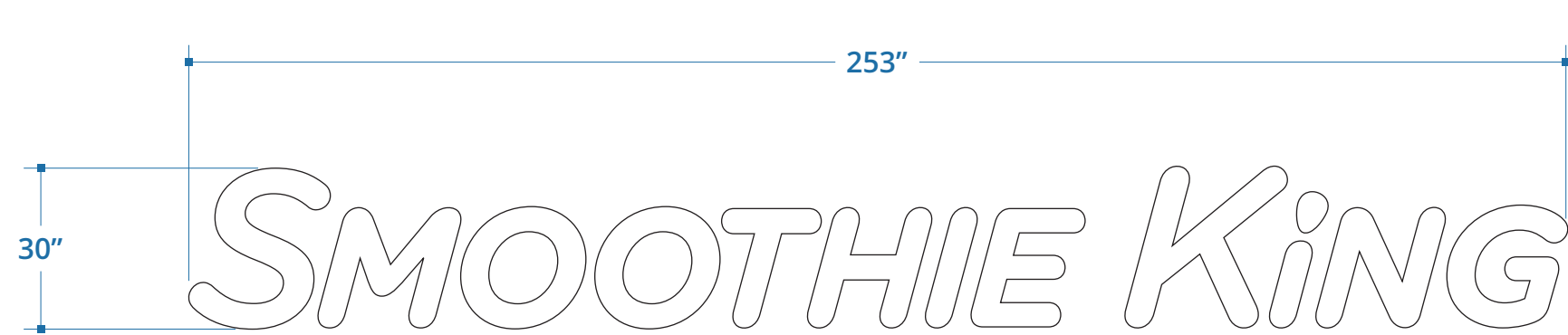




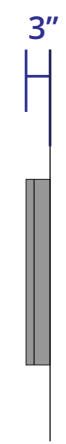


**SURVEY REQUIRED**





**SIDE VIEW**  
EAST ELEVATION



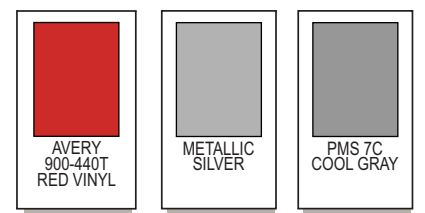
**SIDE VIEW**  
NORTH ELEVATION



**LED ILLUMINATED CHANNEL LETTERS:** 53 SQ FT - **QUANTITY 2**

3/8" SCALE

**COLOR PALETTE**



**RACEWAY COLOR**



**BACKS :** 3MM ACM  
**RETURNS :** .040" x 3" DEEP ALUM. RETURN - PMS COOL GRAY 7C  
**TRIM CAP :** 1" METALLIC SILVER  
**FACES :** .177" #7328 WHITE PLEX  
**ILLUMINATION :** USE WHITE LEDS & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION - EXTERNAL DISCONNECT SWITCH ON "G" IN "KING"  
**MOUNTING:** RACEWAY MOUNTED ON TOP OF METAL CANOPY



**2328 Florence Avenue**  
**Cincinnati, OH 45206**  
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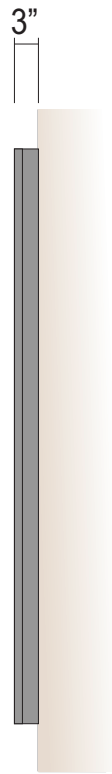
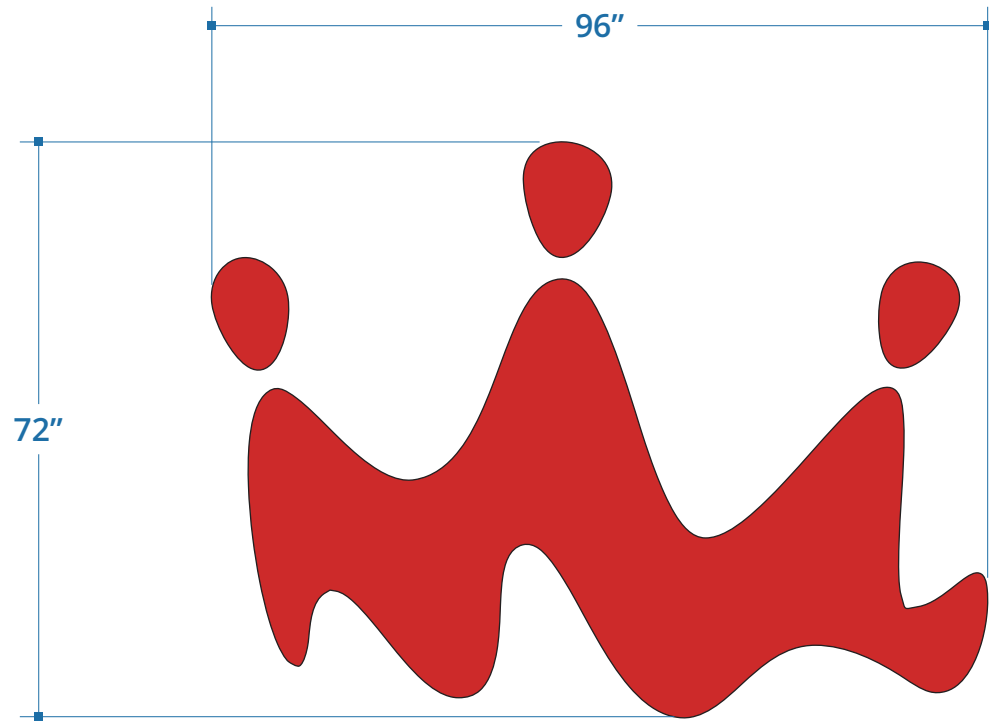


**PAGE**  
**3**

**APPROVED**  
  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CUSTOMER	SMOOTHIE KING
LOCATION	6801 W 159TH ST, TINLEY PARK, IL, 60477
SALES REP	WILLIAM YUSKO
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	7-23-2021
FILE NAME:	103193_SMOOTHIE KING_TINLEY PARK IL_R9



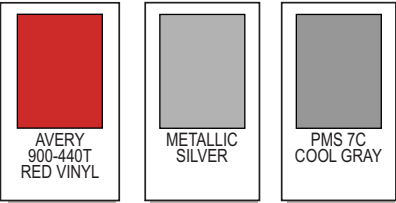


**ILLUMINATED CROWN LOGO:** 48 SQUARE FEET • **QUANTITY 3**  
1/2" SCALE

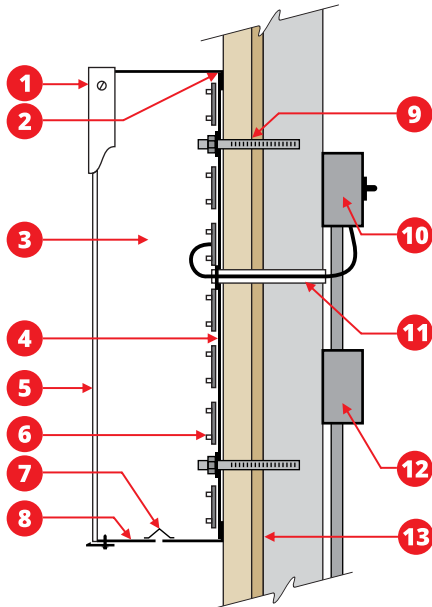
**SIDE:**  
1/2" SCALE

**BACKS :** 3MM ACM  
**RETURNS :** .040" x 3" DEEP ALUM. RETURN - PMS COOL GRAY 7C  
**TRIM CAP :** 1" METALLIC SILVER  
**FACES :** .177" #7328 WHITE PLEX WITH 1ST SURFACE VINYL (**SEE COLOR PALETTE**)  
**ILLUMINATION :** USE WHITE LEDS & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION - EXTERNAL DISCONNECT SWITCH  
**MOUNTING:** #8 X 3 1/2" WOOD SCREWS INTO WOOD BLOCKING/FRAMING FOR EIFS FACADE OR #12 X 2 1/2" TAPCONS W/ MINIMUM 2" EMBEDMENT IF GOING INTO BLOCK/BRICK W/ MIN OF 4 FASTENERS PER UNIT - SEAL ALL WALL PENETRATIONS W/ SILICONE

**COLOR PALETTE**



**FLUSH MOUNTED - FACE LIT CHANNEL LETTERS**



- 1 FACE TRIM-CAP
- 2 SILICONE SEAL - TYPICAL
- 3 INTERIOR PAINTED WHITE
- 4 .063" ALUMINUM BACK
- 5 3/16" THICK ACRYLIC FACE
- 6 LED MODULES
- 7 WEEP HOLES (BAFFLES AS REQUIRED)
- 8 .040 ALUMINUM RETURN
- 9 1/4"D. X 4" LONG ALL-THREAD WITH SILICONE ADHESIVE
- 10 LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
- 11 METAL PASS-THRU WITH 16GA LOW VOLTAGE WIRE
- 12 20 AMP/120 VOLT JUNCTION BOX BY OTHERS
- 13 WALL CONSTRUCTION TBD BY SURVEY



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**4**

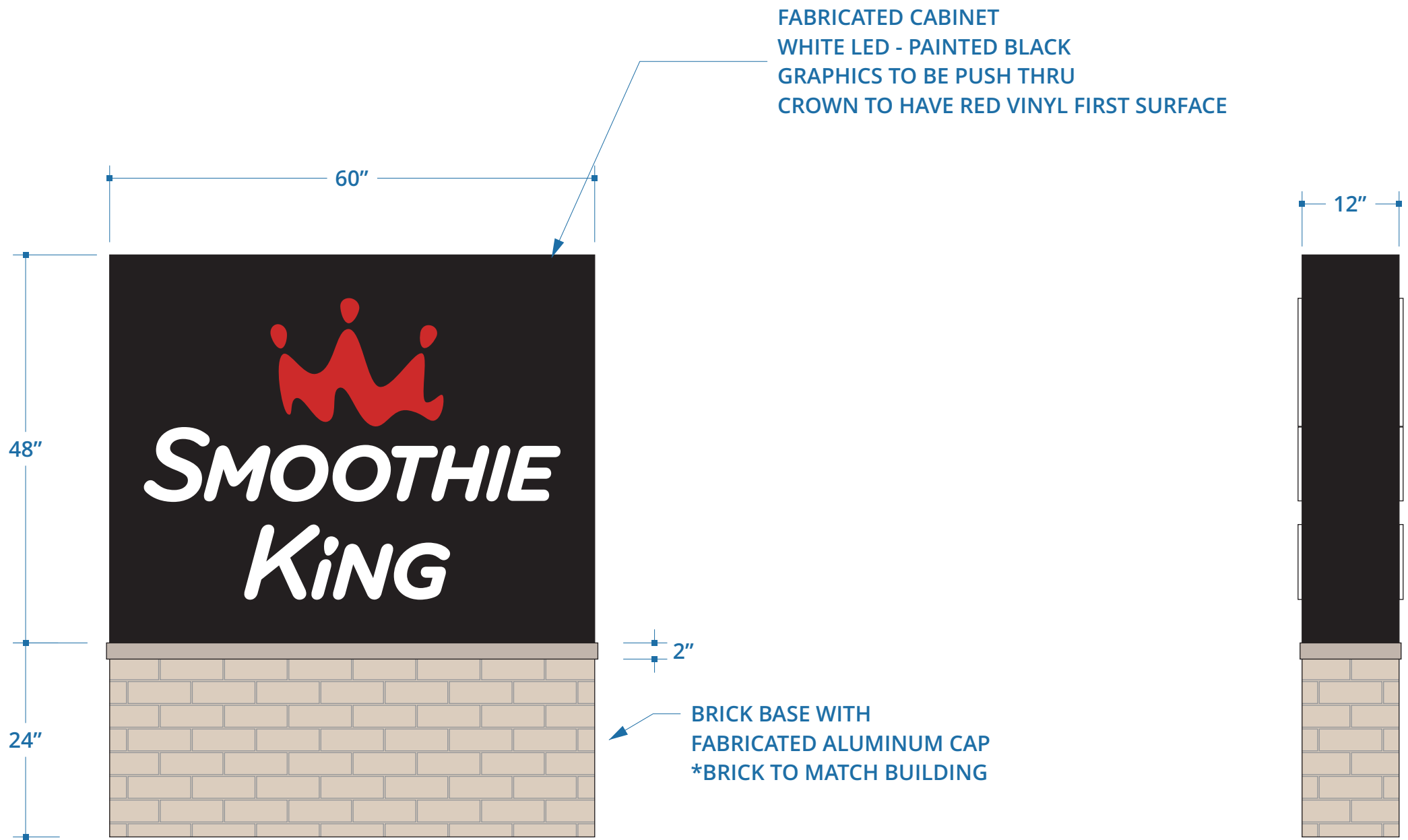
APPROVED

SIGNATURE

DATE

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DRAWN BY	GREG ESSERT
DATE	7-23-2021
FILE NAME:	103193_SMOOTHIE KING_TINLEY PARK IL_R9

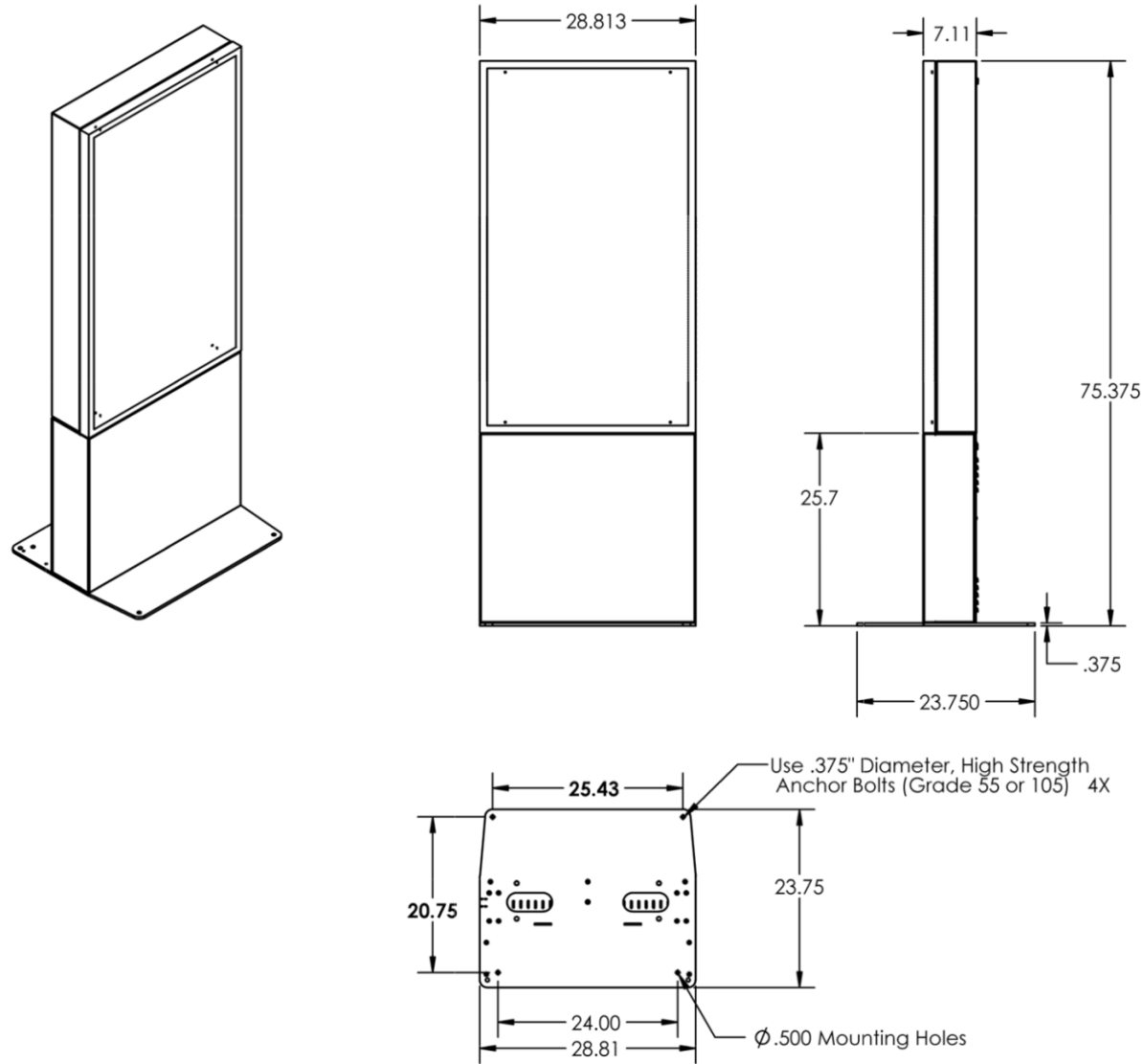




**DOUBLE FACED SIGN:** 20 SQUARE FEET • **QUANTITY 1**  
3/4" SCALE

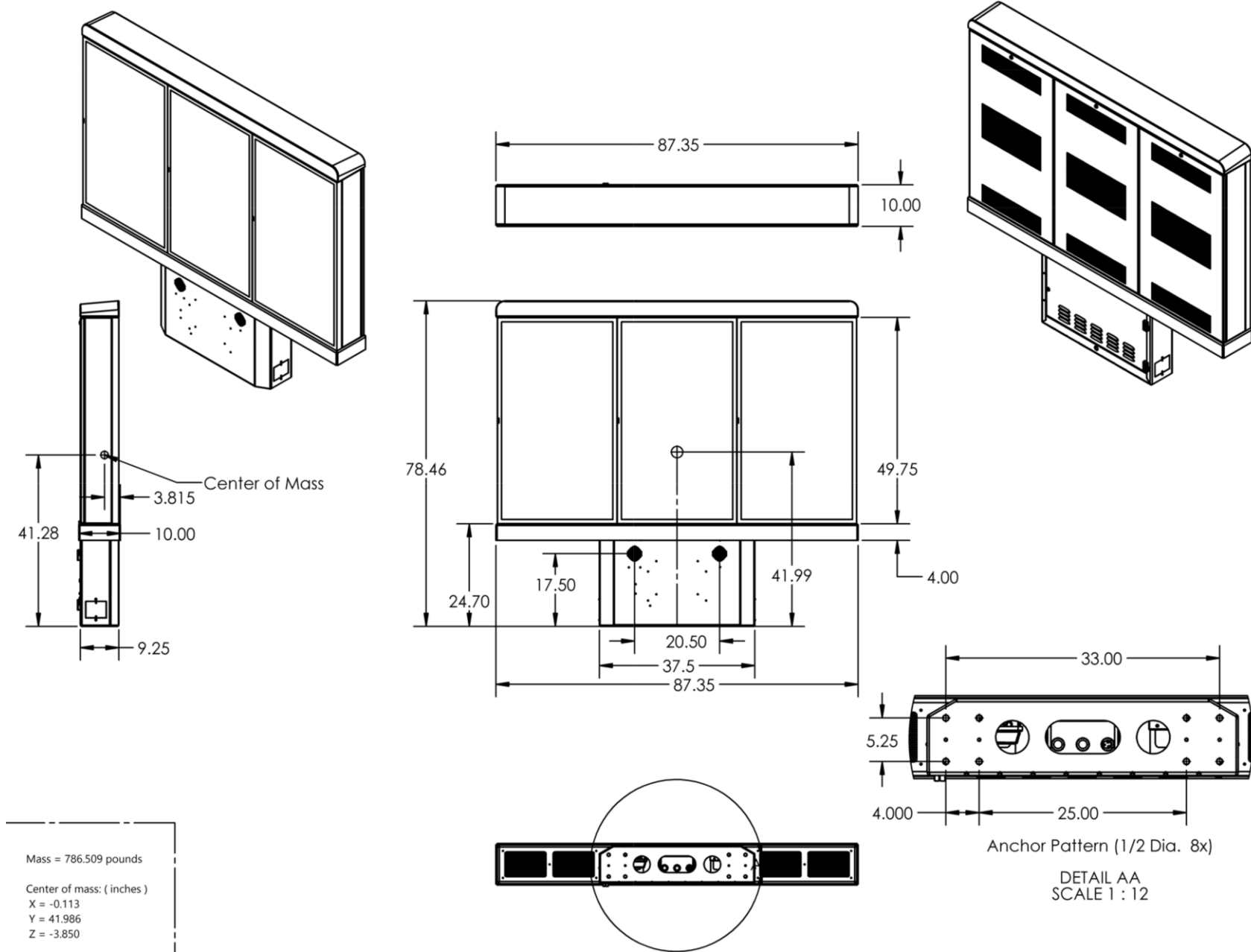
**SIDE:**  
3/4" SCALE





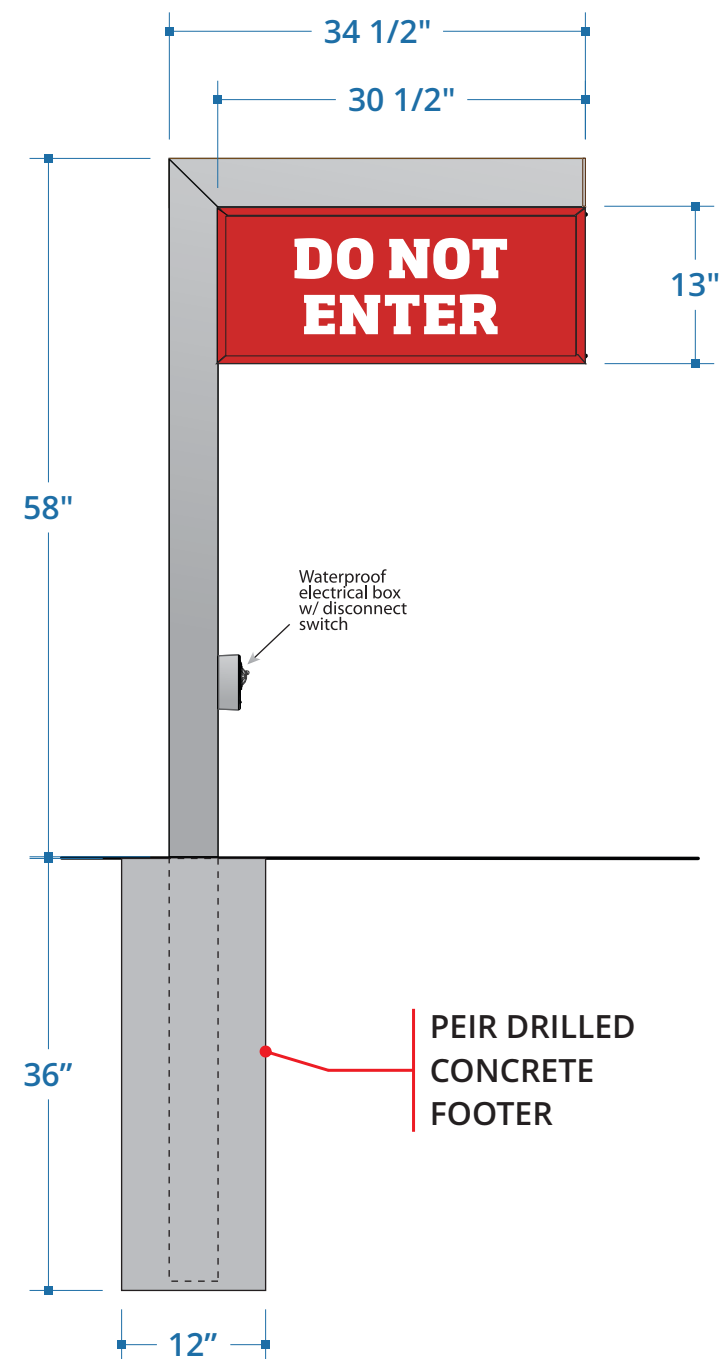
## Static Pre Sell Board



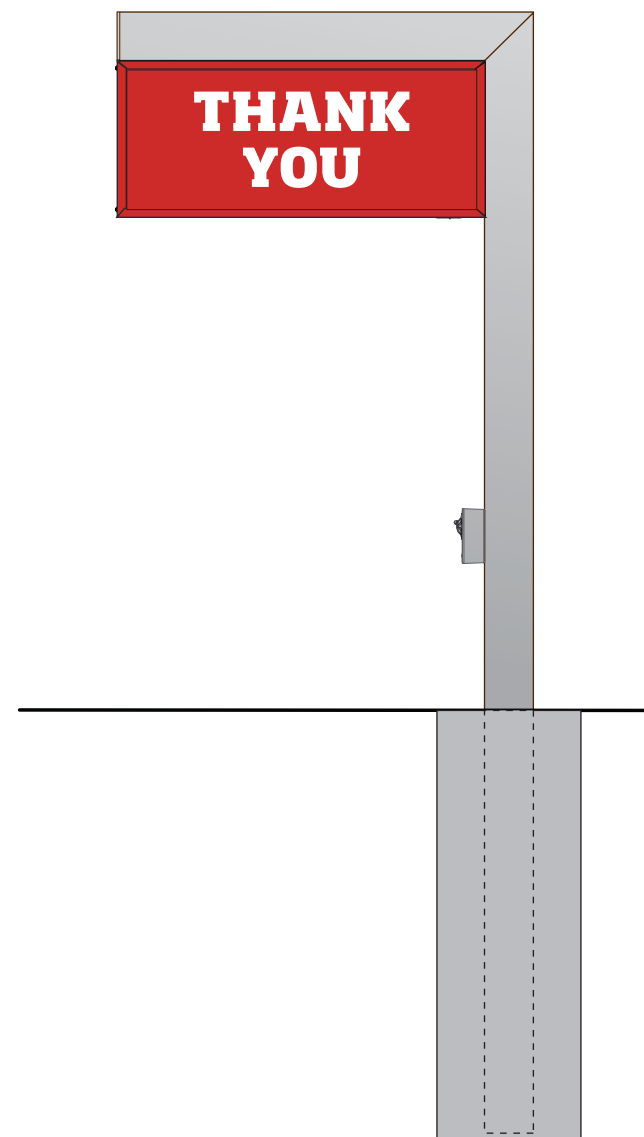


**Static 1 x 3 Menu  
3 Illuminated LED Light Boxes  
Speaker/Mic Box**

SIDE A

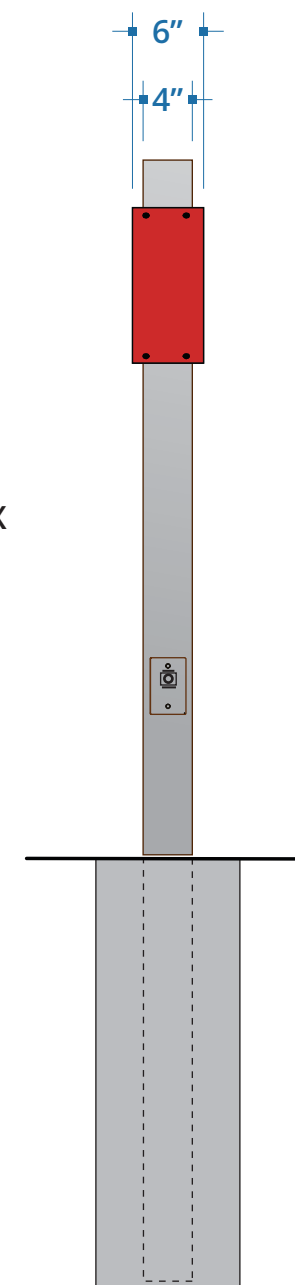


SIDE B



SPECIFICATIONS

5"x1"x.063" ALUMINUM EXTRUSION FRAME  
1" ALUMINUM FACE RETAINER  
4"x4"x.075" SQUARE TUBE SUPPORT  
INTERIOR FINISH TO BE REFLECTIVE WHITE  
UL LISTED  
DISCONNECT SWITCH LOCATED ON POLE AT ELECTRICAL BOX  
RETAINERS REMOVABLE FOR SERVICE ACCESS  
ILLUMINATION TO BE WHITE LED  
(1) 20A / 120V CIRCUIT  
FACES ARE .118 FLAT CLEAR SOLAR GRADE POLYCARBONATE  
FACES TO HAVE SECOND SURFACE DECORATION  
DIRECT BURY INSTALLATION



**D/F ILLUMINATED DIRECTIONAL SIGN:** 3 SQUARE FEET • **QUANTITY 1**  
3/4" SCALE

**SIDE:**

3/4" SCALE

COLORS USED

**AVERY**  
UC900-343-T  
Vivid Red



**PANTONE**  
1797  
Red



**PANTONE**  
Cool Gray 7  
Gray



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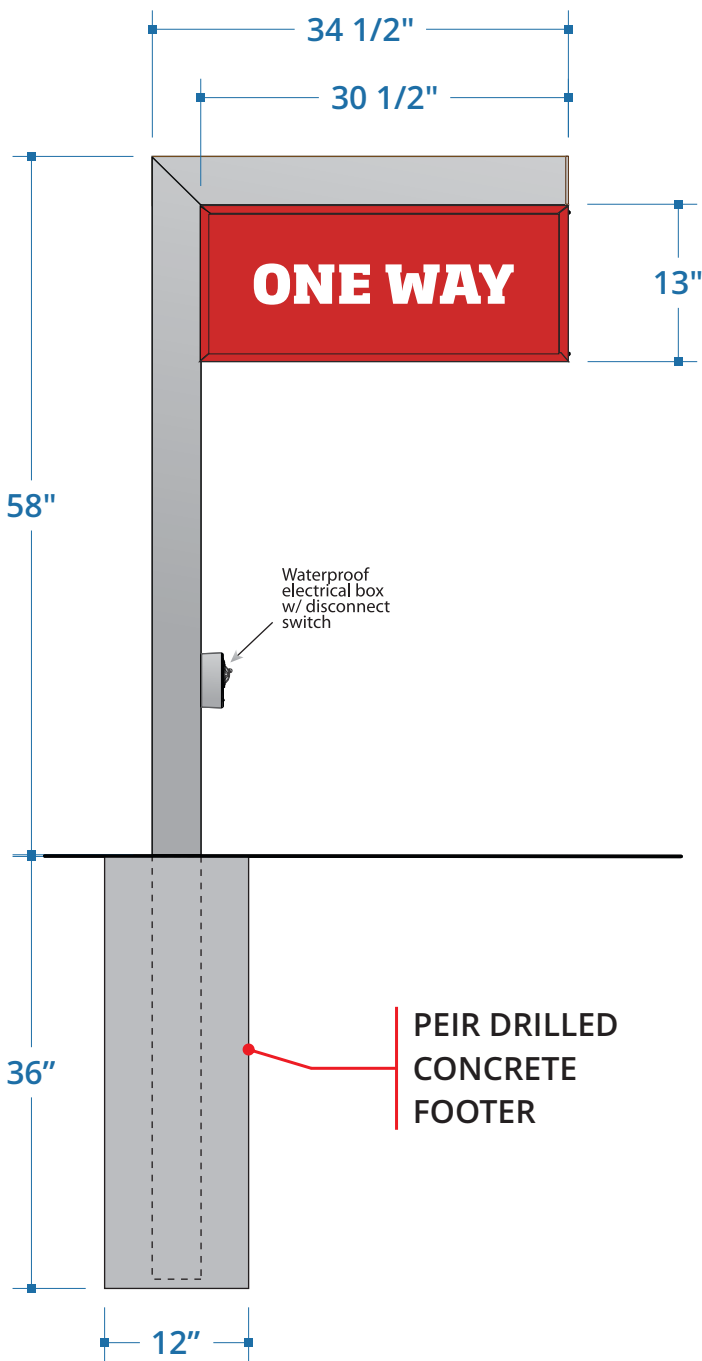
APPROVED

SIGNATURE

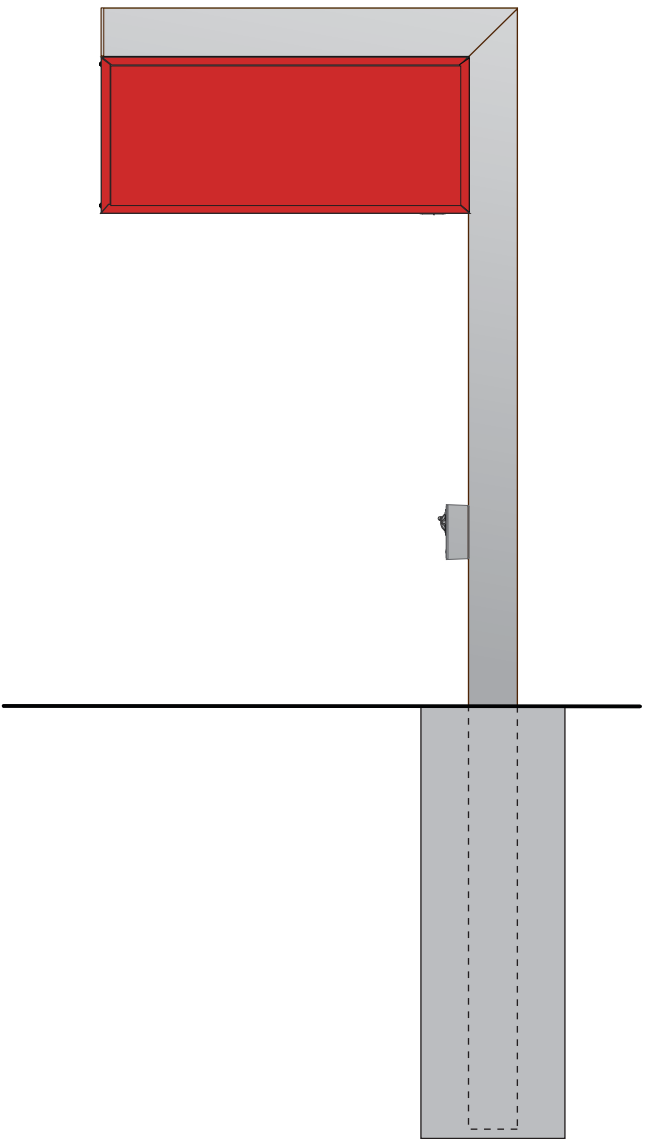
DATE

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SIDE A

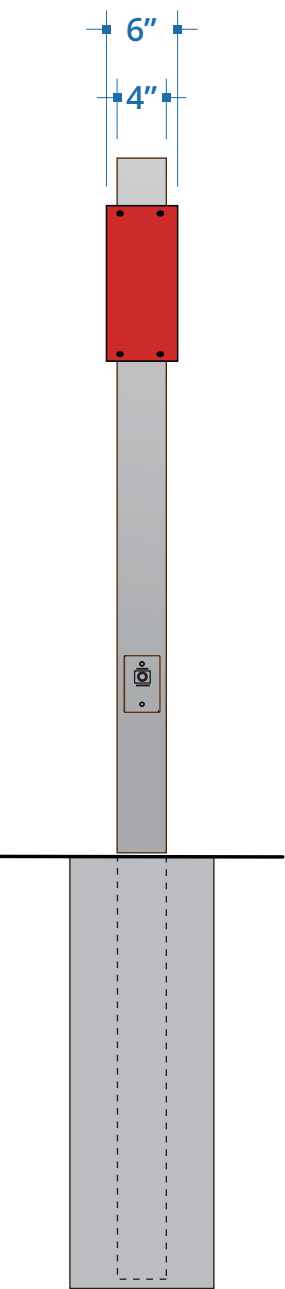


SIDE B



SPECIFICATIONS

- 5"x1"x.063" ALUMINUM EXTRUSION FRAME
- 1" ALUMINUM FACE RETAINER
- 4"x4"x.075" SQUARE TUBE SUPPORT
- INTERIOR FINISH TO BE REFLECTIVE WHITE
- UL LISTED
- DISCONNECT SWITCH LOCATED ON POLE AT ELECTRICAL BOX
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- ILLUMINATION TO BE WHITE LED
- (1) 20A / 120V CIRCUIT
- FACES ARE .118 FLAT CLEAR SOLAR GRADE POLYCARBONATE
- FACES TO HAVE SECOND SURFACE DECORATION
- DIRECT BURY INSTALLATION



D/F ILLUMINATED DIRECTIONAL SIGN: 3 SQUARE FEET • QUANTITY 1  
3/4" SCALE

SIDE:  
3/4" SCALE

COLORS USED

**AVERY**  
UC900-343-T  
Vivid Red

**PANTONE**  
1797  
Red

**PANTONE**  
Cool Gray 7  
Gray



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9

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SIGNATURE

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DATE	7-23-2021
FILE NAME:	103193_SMOOTHIE KING_TINLEY PARK IL_R9



**Petitioner**

Village of Tinley Park

**Code Section**

Sec. of Zoning Ordinance

**Approvals Sought**

Text Amendment

**Project Planner**

Daniel Ritter, AICP  
Senior Planner

# PLAN COMMISSION STAFF REPORT

August 5, 2021 – Public Hearing

## 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 159<sup>th</sup> 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.

Changes to the July 15, 2021 Workshop Staff Report are indicated in Red.

## 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 159<sup>th</sup> 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	<b>S*</b>	<b>S*</b>	<b>S*</b>	X	X	<b>S*</b>	<b>S*</b>	<b>S*</b>
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)

- 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 159<sup>th</sup> Street, Harlem Avenue and LaGrange Road.~~
  - ~~iv. Facility must be located in a standalone building; no co-tenancy with other uses allowed.~~

## WORKSHOP FOLLOW-UP

---

Commissioners generally noted they did not have concerns with opening up the allowance of dispensaries to other commercial zoning districts and removing the corridor/roadway restrictions. The concerns that could come with allowing them in more locations are mitigated by the requirement that only one location is permitted and that all locations require Special Use review and approval that considers the overall site compatibility and surrounding uses. The Commission's main concern was in regards to allowing dispensaries in multi-tenant buildings. Specifically, how it could affect other existing businesses in the building in terms of odors and foot traffic.

Staff did some research into the requirements for these organizations. The dispensary locations are scored and approved partially based on a requirement to submit the following information: "A detailed description of air treatment systems that will be installed to reduce odors". Specific standards do not exist since the correct solution may differ widely based on the existing building's air systems, design, and layout. However, it is required as part of any submittal at the state and available to the Village as well.

While standalone buildings are often the preference of both municipalities and dispensary owners, multi-tenant locations are common for dispensary locations. As noted in the workshop meeting, some commercial owners have noted that they cannot lease to cannabis tenants due to restrictions with federally-back mortgages. Whether a property owner leases to a dispensary is completely up to them to determine if it benefits their overall property. A list of some notable and surrounding multi-tenant dispensaries are listed below:

1. Curaleaf – Mokena (Medical-only)
2. CuraLeaf – Justice
3. Curaleaf - Deerfield
4. Windy City Cannabis – Posen
5. Windy City Cannabis – Homewood
6. Verilife – Romeoville
7. Verilife – Arlington Heights



8. Verilife – North Aurora
9. Verilife – Galena
10. Verilife – Schaumburg
11. Verilife – Rosemont
12. Sunnyside – Rockford

13. Sunnyside – Schaumburg



14. Mission – Calumet City



15. ZenLeaf – Lombard



Common reasons for use of multi-tenant buildings are low availability of standalone/single-tenant buildings and insufficient time permitted to wait on new development. Multi-tenant buildings also give some flexibility to the dispensary in regards to needing upfront cash, rent amount, and the ability to expand in the future if needed. In no cases did staff find a multi-tenant center owned by a dispensary organization. This is likely because the company is not in the business of being a landlord. However, sometimes the properties are held in a trust or separate company with many of the same beneficiaries as the dispensary. However, it is not technically the same owner.



Staff discussed the locating of dispensaries in multi-tenant buildings with staff at the Villages of Schaumburg and Homewood. Each noted that the state required submittal of information related to adequate ventilation and air cleaning systems that each village reviewed as well with their approvals. No noted that there were no odors exterior to the buildings that were regular or received any complaints on. Within the buildings, there was some odor in the tenant space but none known in separate tenant spaces. Exterior lines on the sites were not noted as a major issue after the initial surge when they first opened. It appears customers are mostly handled inside but occasionally a line needs to be formed at peak times since there are limits to the number of people within the building. Whether a standalone structure or multi-tenant structure, it was recommended that the lines be looked at as part of a Special Use process.

The Tinley Park Police Department was also consulted and did not have concerns about smell if proper ventilation and filtration was installed. It was noted a smell issue existed at the Police Departments' evidence room previously but a HEPA filtering system has resolved the issue. In regards to any issues with crime, they did not have any new or updated information. They were not aware of any major issues though. It was noted there are strong controls for security and product availability.

To clarify the items related to odor in multi-tenant buildings, staff recommends adding an additional submittal component of a Special Use review. This requirement would be under Section V.C.13. (Adult-Use Cannabis Business Establishments) and require the information to be submitted and reviewed with each request. Since each site is unique and HVAC technology is changing, the Special Use review of the ventilation and air filtration is recommended over a set standard. The submittal can then be analyzed by Village staff and the Plan Commission to ensure it does not create any nuisances. The drafted additional language is:

- xi. *HVAC and air treatment systems that will be installed to reduce odors to the exterior of the building and internal to the building if located in a multi-tenant building.*

## MOTION TO CONSIDER

---

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below.

*"...make a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the August 5, 2021 Staff Report and draft ordinance to permit Adult-Use Cannabis Dispensing Organizations to be allowed in the following zoning districts as a Special Use: B-1 (Neighborhood Shopping), ORI (Office and Restricted Industrial District), M-1 (General Manufacturing), MU-1 (Duvan Drive Overlay District), and Rich Township Entertainment and Tourism Overlay District, in addition to their current allowances. Additionally, the restrictions for location in a standalone single-tenant building and corridor restrictions be removed; an additional requirement for submittal of HVAC and air treatment systems be required with any submittal for a Special Use."*

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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE NO. 2020-O-038**

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---

**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**

---

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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 in 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 159<sup>th</sup> 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

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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE**

**NO. \_\_\_\_\_**

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

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**MICHAEL W. GLOTZ, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
DENNIS P. MAHONEY  
MICHAEL G. MUELLER  
COLLEEN M. SULLIVAN  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2021-O-\_\_**

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

**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 adopted ordinance 2020-O-038 regulating Adult-Use Cannabis Business Establishments in the Village of Tinley Park; 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 August 5, 2021, 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 amend Adult-Use Cannabis Business Establishment regulations on Adult Use Cannabis Dispensing Organization locations, 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 V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended to indicating the use “Adult-Use Cannabis Dispensing Organization” is allowed in the B-1 (Neighborhood Shopping), ORI (Office and Restricted Industrial), M-1 (General Manufacturing), and MU-1 (Mixed-Use Duvan Drive Overlay District) in addition to the previously permitted B-2 (Community Shopping District) or B-3 (General Business and Commercial) districts as a Special Use, 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	<b>S*</b>	<b>S*</b>	<b>S*</b>	X	X	<b>S*</b>	<b>S*</b>	<b>S*</b>
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 4:** That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading “B-1, Neighborhood Shopping” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization” with a “S” to denote a Special Use.

**Section 5:** That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by deleting a certain term 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 6:** That Section V.D.3.A.(3). (Rich Township Entertainment and Tourism Overlay District - Uses) is hereby amended by adding certain terms under the heading “Special Uses” in alphabetical order to read as follows: “Adult-use cannabis dispensing organization”.

**Section 7:** That Section V.C. (Supplementary District Regulations) is hereby amended to add the following to Section 13.a. (Adult-Use Cannabis Business Establishment Components), as number “xi” as follows:

- xi. HVAC and air treatment systems that will be installed to reduce odors to the exterior of the building and internal to the building if located in a multi-tenant building.

**Section 8:** That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

**Section 9:** That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.



PASSED THIS 7<sup>th</sup> day of September 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of September 2021.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

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. \_\_\_\_\_, “AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING ADULT-USE CANNABIS DISPENSERIES,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 7, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7<sup>th</sup> day of September 2021.

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KRISTIN A. THIRION, VILLAGE CLERK

**PAMPHLET**

**FRONT OF PAMPHLET**

**ORDINANCE NO. 2021-O-\_\_**

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Order of the Corporate  
Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: \_\_\_\_\_

KRISTIN A. THIRION  
Village Clerk

**PAMPHLET**

**BACK OF PAMPHLET**

**ORDINANCE NO. 2021-O-\_\_\_**

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

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

# PLAN COMMISSION STAFF REPORT

August 5, 2021 – Public Hearing

## 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.

Changes to the July 15, 2021 Workshop Staff Report are indicated in Red.



## SIGN CODE BACKGROUND

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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

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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 183<sup>rd</sup> Street – Jan. 2021
- McDonald's, 15920 Harlem Avenue (not completed yet) – Feb. 2018
- McDonald's, 17171 Harlem Avenue – June 2017
- Wendy's, 7251 183<sup>rd</sup> Street – 2014
- Panera, 7204 191<sup>st</sup> 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.**

The Plan Commission generally supported the proposed changes to permit the preview menu board to be permitted as a second sign accessory to an approved drive-thru lane. Commissioners also agreed that the small changes to the code that were proposed were common sense and mostly clarifications. It was noted that removing the letter and sign height maximums made sense because of the other regulations that delineate the signage area, maximum size, and placement on buildings.

## MOTIONS TO CONSIDER

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If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below.

*“...make a motion to recommend the Village Board amend Section IX (Signage Regulations) of the Zoning Ordinance to as described in the August 5, 2021 Staff Report and attached draft ordinance. The proposed text amendment permits additional accessory drive-thru signage, eliminates maximum wall sign and letter heights, and various other code clarifications.”*

## 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.

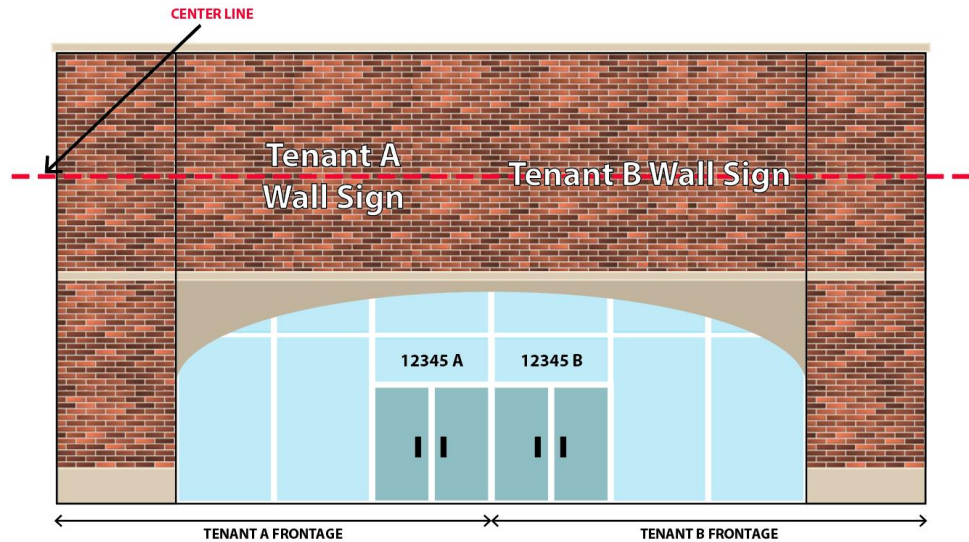
## D. PERMANENT SIGN STANDARDS (WALL, FREESTANDING, AWNING, & CANOPY)

### 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.

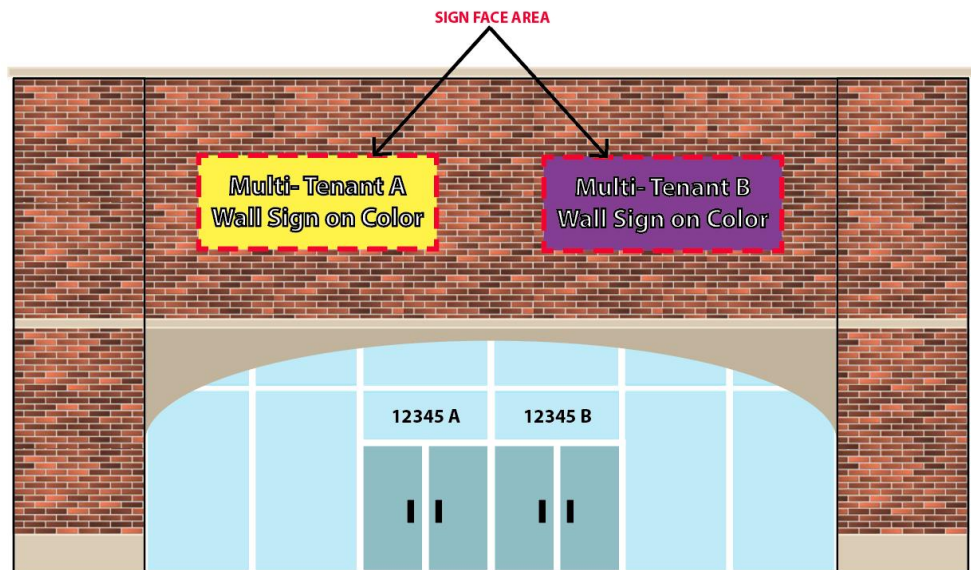


- d. Materials: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- 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.



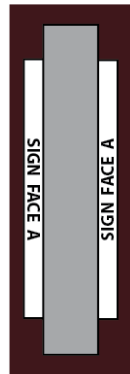
- e. Illumination: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of freestanding signs 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.

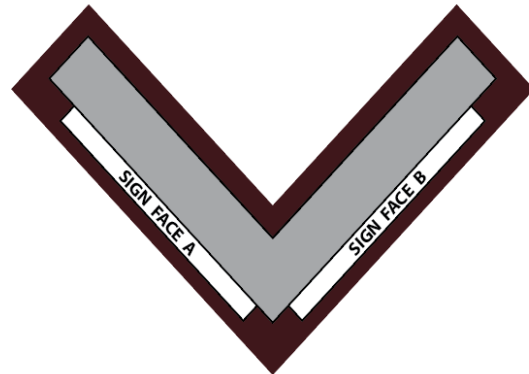
- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. Panel Design Consistency: All sign panels advertising individual businesses within a freestanding sign must be consistent 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.

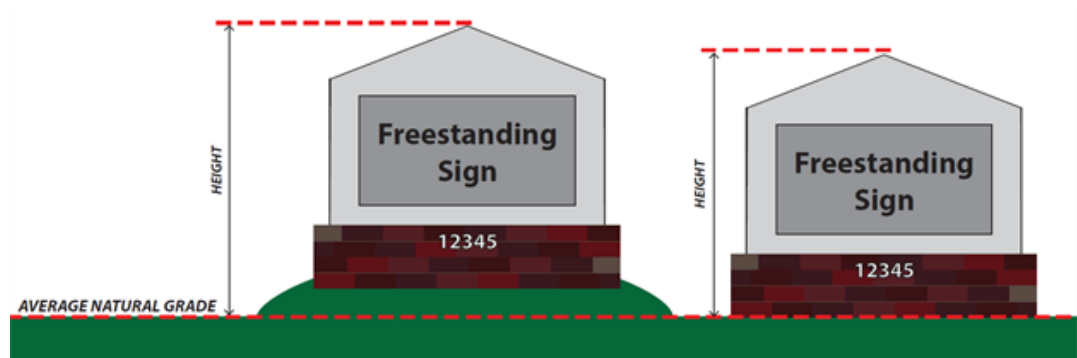
TOP VIEW OF TWO-SIDED  
FREESTANDING SIGN

**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:

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

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

SF= Square foot; LF= Linear foot

**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:

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS</b> <b>B-1, B-2, B-3 &amp; B-4 ZONING DISTRICTS</b>				
<b>Tenant's GFA</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
Up to 10,000 SF	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:

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

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.

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

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

SF= Square foot; LF= Linear foot

2. 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 the Landscape Ordinance (Chapter. 158 of the Village of Tinley Park Municipal Code) 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.

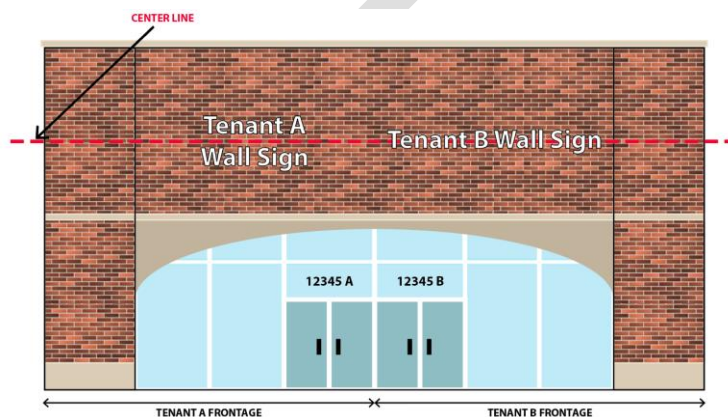
- d. When any sign is deemed unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, the Zoning Administrator or their designee shall give written notice to the permittee thereof. If the permittee fails to remove or 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~~ The 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~~ The 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. 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~~

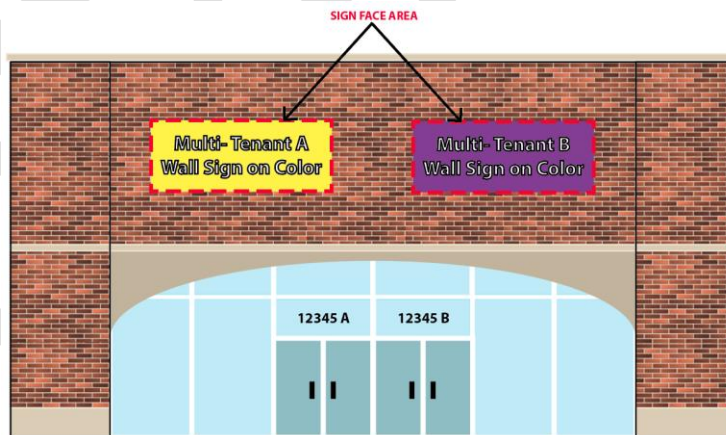
~~shall be measured individually for compliance with the maximum letter heights.~~



~~h. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.~~

i.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.

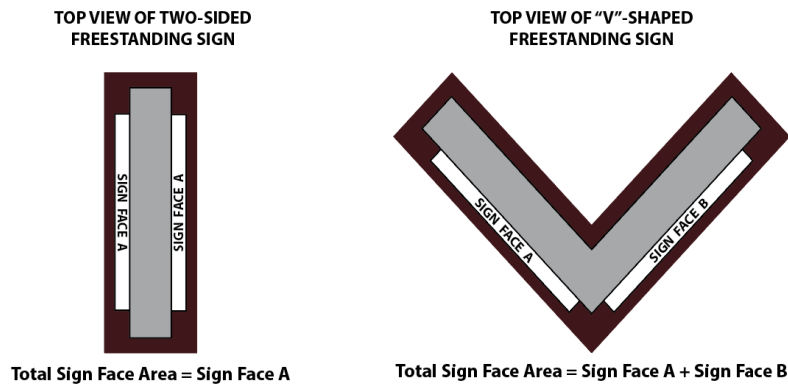
- e. Illumination: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of freestanding signs 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.

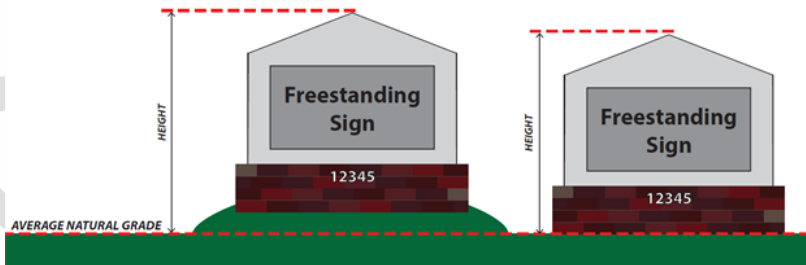
- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. Panel Design Consistency: All sign panels advertising individual businesses within a freestanding sign must be consistent 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.



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:

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

<sup>1</sup> 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:

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS</b> <b>B-1, B-2, B-3 &amp; B-4 ZONING DISTRICTS</b>		
<b>Tenant's GFA</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>
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:



<b><u>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</u></b>			
<b><u>B-1, B-2, B-3, &amp; B-4 ZONING DISTRICTS</u></b>			
<b><u>Lot Frontage</u></b>	<b><u># of Freestanding Signs</u></b>	<b><u>Maximum Allowable Sign Face Area</u></b>	<b><u>Maximum Sign Height</u></b>
<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

<b><u>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</u></b>			
<b><u>B-1, B-2, B-3, &amp; B-4 ZONING DISTRICTS</u></b>			
<b><u>Lot Frontage</u></b>	<b><u># of Freestanding Signs</u></b>	<b><u>Maximum Allowable Sign Face Area</u></b>	<b><u>Maximum Sign Height</u></b>
<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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## 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.

<b><u>DIMENSIONAL REGULATIONS FOR WALL SIGNS</u></b> <b><u>I-80 CORRIDOR</u></b>		
<b><u>Setback from I-80</u></b>	<b><u># of Wall Signs</u></b>	<b><u>Maximum Allowable Sign Face Area</u></b>
<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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- 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.

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# **THE VILLAGE OF TINLEY PARK**

**Cook County, Illinois**

**Will County, Illinois**

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## **ORDINANCE**

**NO. \_\_\_\_\_**

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**AN ORDINANCE AMENDING SECTION IX (SIGN REGULATIONS) THE TINLEY  
PARK ZONING ORDINANCE**

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**MICHAEL W. GLOTZ, PRESIDENT  
KRISTIN A. THIRION, VILLAGE CLERK**

**WILLIAM P. BRADY  
WILLIAM A. BRENNAN  
DIANE M. GALANTE  
DENNIS P. MAHONEY  
MICHAEL G. MUELLER  
COLLEEN M. SULLIVAN  
Board of Trustees**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

**VILLAGE OF TINLEY PARK**

Cook County, Illinois

Will County, Illinois

**ORDINANCE NO. 2021-O-\_\_**

**AN ORDINANCE AMENDING SECTION IX (SIGN REGULATIONS) THE TINLEY PARK ZONING ORDINANCE**

**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 purpose of sign regulations in the Village of Tinley Park is to preserve, promote, and to protect the public health, safety, and welfare, to preserve and enhance the physical appearance of the village, and to create an attractive economic and business environment by regulating signs of all types without discrimination of non-commercial signs and/or speech: 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 August 5, 2021, 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

**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 Section IX.C.6 (General Provisions – Maintenance Required) is hereby amended to state “Landscaping at the base of freestanding signs must also be regularly maintained *per the Landscape Ordinance (Chapter. 158 of the Village of Tinley Park Municipal Code) requirements and the approved plans.*”

**Section 3:** That Section IX.D.1.c.iv. (Permanent Sign Standards – Wall Sign Location for a Single Tenant Building) is hereby amended to eliminate the word “Effort” and replace with the words “The sign” to state “*The sign shall be made to not conflict with the architectural elements of the building façade.*”

**Section 4:** That Section IX.D.1.c.v. (Permanent Sign Standards – Wall Sign Location for a Multi-Tenant Building) is hereby amended to eliminate the word “Effort” and replace with the words “The sign” to state “*The sign shall be made to not conflict with the architectural elements of the building façade*” and to add the words “without conflicting with the architectural elements” to state “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.*”

**Section 5:** That Section IX.D.1.g. (Permanent Sign Standards – Letter Height) is hereby eliminated.

**Section 6:** That Section IX.D.1.h. (Permanent Sign Standards – Lines of Lettering) is hereby eliminated.

**Section 7:** That Section IX.D.1.i. (Permanent Sign Standards – Background Color) is hereby renumbered in order as Section IX.D.1.g. (Permanent Sign Standards – Background Color).

**Section 8:** That Section IX.D.2.c. (Permanent Sign Standards – Freestanding Signs- Location) is hereby amended to add the following sentence: “*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.*”

**Section 9:** That Section IX.E.1. (Additional Standards For Permanent Signs In Residential Zoning Districts) is hereby amended to replace the Maximum Letter Height and Maximum Height with “N/A” for Non-Residential & Institutional Land Use Wall Signs.

**Section 10:** That Section IX.F.1. (Additional Standards For Permanent Signs In Business Zoning Districts – Wall Signs) is hereby amended to eliminate the Maximum Letter Height and Maximum Height requirements.

**Section 10:** That Section IX.G.1. (Additional Standards For Permanent Signs In The Automotive Service Zoning District – Wall Signs) is hereby amended to eliminate the Maximum Letter Height and Maximum Height requirements.

**Section 11:** That Section IX.I.4. (Additional Standards For Permanent Signs In Office/Industrial Zoning Districts – Wall Signs) is hereby amended to eliminate the Maximum Letter Height and Maximum Height requirements.

**Section 12:** That Section IX.G.1. (Temporary Signs – Sign Face Area and Allowable Duration of Display) is hereby amended to add the words “for a total maximum based on the chart below.” To the last sentence to state: “*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.*”

**Section 13:** That Section IX.G.1. (Temporary Signs – Sign Face Area and Allowable Duration of Display) is hereby amended to add the words “Total” and “of each sign” to the heading to state: “Maximum *Total* Allowable Sign Face Area (Per Side of *Each Sign*)”

**Section 14:** That Section IX.J.3.a.ii (Electronic Message Centers/Dynamic Variable Electronic Message – Message Transitions) is hereby amended to replace the number and words “8” and Eight” with “2” and “two” to state: “Messages must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least a *two (2)* second interval before being reset or replaced with another message, content or image.”

**Section 15:** That Section IX.K.1. (Standards For Wall Signs Adjacent To Interstate 80) is hereby amended to eliminate the Maximum Letter Height and Maximum Height requirements.

**Section 16:** That Section IX.L.3. (Standards For Accessory Signs - 3. Signs Accessory To Drive-Thru Uses) is hereby amended to state the following:

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.
  - 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.



- 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.*

**Section 17:** That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

**Section 18:** That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED THIS 7<sup>th</sup> day of September 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of September 2021.

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VILLAGE PRESIDENT

ATTEST:

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VILLAGE CLERK

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. \_\_\_\_\_, “AN ORDINANCE AMENDING SECTION IX (SIGN REGULATIONS) THE TINLEY PARK ZONING ORDINANCE,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on September 7, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7<sup>th</sup> day of September 2021.

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KRISTIN A. THIRION, VILLAGE CLERK

**PAMPHLET**

**FRONT OF PAMPHLET**

**ORDINANCE NO. 2021-O-\_\_**

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Order of the Corporate  
Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: \_\_\_\_\_

KRISTIN A. THIRION  
Village Clerk

**PAMPHLET**

**BACK OF PAMPHLET**

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