

## SECTION I

### TITLE, INTENT AND PURPOSE

#### A. TITLE

This Ordinance, including the Zoning District Map made a part hereof, shall be known, cited, and referred to as the Tinley Park Zoning Ordinance.

#### B. INTENT AND PURPOSE

This Comprehensive Amendment to the Tinley Park Zoning Ordinance is adopted for the following purposes:

1. To promote and protect the public health, safety, morals, convenience, and general welfare of the people;
2. To secure adequate natural light, pure air, and safety from fire and other dangers;
3. To divide the Village of Tinley Park into zones or districts, prescribing and regulating therein the location, erection, reconstruction, alteration, and use of buildings, structures, and land for residential, business, manufacturing, and other specified uses;
4. To fix reasonable standards to which buildings and structures shall conform and to provide that alterations or remodeling of existing buildings or structures be conducted in accordance with current standards as set forth herein;
5. To protect the character and maintain the stability of residential, business, and industrial areas within the Village of Tinley Park and to promote the orderly development of such areas;
6. To lessen or avoid the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;
7. To limit congestion in the public streets and highways;
8. To regulate and limit the intensity of use of land;
9. To establish building setback lines along streets and trafficways and to regulate the location of structures designed for residential, business, and manufacturing, or other uses within such areas;
10. To prohibit uses or structures which are incompatible with the character of other appropriate existing or intended uses within specified zoning districts;

11. To provide for the gradual elimination of those existing uses of land, buildings, and structures that do not conform to the standards of the zoning district in which they are located;
12. To conserve and enhance the taxable value of land and buildings throughout the Village of Tinley Park; and
13. To define and limit the powers and duties of the administrative officers and bodies as provided herein.