

SECTION V

DISTRICT REGULATIONS

A. DESCRIPTION OF DISTRICTS

1. **Residential Districts:** The R-1, R-2, R-3, and R-4 Single-Family Residential Districts are intended to stabilize, preserve, and protect certain older areas of the community developed principally for single-family uses, and to provide new areas in which exclusively single-family detached dwellings may be constructed.

The R-5 Low Density Residential District is intended to provide an environment of predominantly low density single-family dwelling units, including two-family and townhouses in which individual units are privately owned.

The R-6 Medium Density Residential District is intended to provide for a compatible comingling of single-family, two-family, and multiple-family dwellings. Garden apartments and larger multiple-family structures with corresponding proportions of open space may also be developed under prescribed standards of density and open space. In addition to large areas allocated for this district, it has useful application as a buffer or transitional zone along highways, major streets, and bordering shopping centers.

The R-7 High Density Residential District is intended to be used only in areas having close proximity to rail service, major shopping facilities, and within Planned Unit Developments providing such amenities that would, in the judgment of the Plan Commission and the Village Board, justify the higher density.

2. **Business Districts:** The B-1 Neighborhood Shopping District is intended to provide areas for retail and service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and to provide for existing individual or small groups of local stores.

The B-2 Community Shopping District is intended to provide for a wide variety of related retail-type businesses along with personal uses and other complementary uses. The permitted uses would serve not only nearby residential areas, but also people in neighboring communities and transients for goods and services usually found in larger shopping centers. Comparison shopping is to be emphasized and highway-oriented uses are to be discouraged.

The B-3 General Business and Commercial District is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center.

The B-4 Office and Service Business District is intended to provide areas used primarily to provide office space for service-type businesses. Certain commercial uses, which conform to the pattern of the district and are compatible with the types of services provided, are also permitted. This district is normally small in size and is intended to serve as a buffer or transition between residential and commercial areas.

The B-5 Automotive Service District is intended to provide certain areas for automotive service and related types of uses. The district is intended to be located along major thoroughfares where adequately sized and properly located parcels of land will allow for adequate setbacks, clear vision, and safe ingress and egress.

3. **Industrial Districts:** The ORI Office and Restricted Industrial District is intended to provide land for medium to large office buildings, research activities, and non-objectionable industrial activities which are attractively landscaped and designed to create a “park-like” setting. The low intensity and limiting restrictions are intended to provide for permitted uses which will be compatible with adjacent residential and commercial developments.

The M-1 General Manufacturing District is intended to provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development.

4. **Overlay Districts:** The MU-1 Mixed-Use Duvan Drive Overlay District is intended to provide for business and light industrial uses in the Duvan Drive Business Park along with some automobile-related uses compatible with the area.

The UD-1 Urban Design Overlay District is intended to promote specific design standards concerned with the character and placement of non-residential buildings, including related parking and other accessory uses, as well as the role and nature of the spaces between buildings and the public streets.

B. SCHEDULES OF REGULATIONS

The restrictions and controls intended to regulate development in each district are set forth in the following schedules. These regulations are supplemented by additional district regulations and by other sections of this Ordinance.

SYMBOL	KEY
P	Permitted Principal Use
A	Accessory Use
S	Special Use
X	Prohibited Use

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

USE	ZONING DISTRICT														
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5 ^a	ORI	M-1	MU-1
PLANNED UNIT DEVELOPMENTS															
Planned Unit Developments	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
AGRICULTURAL USES															
Agriculture													S	S	P
RECREATIONAL USES AND OPEN SPACE - PRIVATE															
Campgrounds and incidental uses related thereto													S	S	
Golf courses, regulation size													S	S	
Golf courses and private country clubs, including ancillary uses normally provided – but not including commercially operated driving ranges, miniature golf courses or similar commercial enterprises	S	S	S	S	S	S									
Private clubs and lodges						S	S				S				
Recreation, commercial indoor (< 3,500 square feet)								P	P	P	P	P			P
Recreation, commercial indoor (> 3,500 square feet)								S	S	P	P	P			P
Recreation, commercial outdoor								S	S	P	P	P			
Sales and rental of recreational vehicles (not mobile homes) when incidental to a campground													S	S	
Storage of travel trailers and recreational vehicles (not mobile homes) when incidental to a campground													S	S	
RESIDENTIAL USES															
Business uses which are limited to personal services and convenience type uses intended solely for the purpose of serving those residing in the multiple-family complex – no businesses shall be permitted on the same floor or above a floor used for residential purposes								P							
Cluster housing ^b					S	S									
Group homes ^c	P	P	P	P	P	P	P								
Home occupations	A	A	A	A	A	A	A								
Home occupations that result in the dwelling unit being visited by customers or clients pursuant to Section III.W of this Ordinance	S	S	S	S	S	S									
Multiple-family dwelling units						P	P								
Multiple-family structures over two-and-one-half (2 1/2) stories in height						S									
Residence, when located above or to the rear of a principal use								S	S	S					
Rooming and boarding houses						P									
Single-family attached dwellings					P	P									
Single-family detached dwellings	P	P	P	P	P	P									

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

USE (continued)	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5^a	ORI	M-1	MU-1	
Single-family semi-detached dwellings					P	P										
Townhouses (condominiums)					P	P	P									
Two-family dwellings					P	P										
EDUCATIONAL USES																
Educational facilities, college/university/junior college – campus											S	S	S			
Educational facilities, college/university/junior college – satellite											P	S	S	S		
Educational facilities, primary	P	P	P	P	P	P	P									
Educational facilities, secondary	P	P	P	P	P	P	P									
Educational facilities, technical												S	S	S		
Educational facilities, vocational								P	P	P	P	S	S			
INSTITUTIONAL AND PUBLIC USES																
Churches, convents and similar religious institutions, including rectories and other facilities normally incidental thereto on a site not less than two (2) acres in area	P	P	P	P	P	P										
Civic, charitable, philanthropic, or fraternal uses						S	S			P	P					
Institutions, except penal institutions and those for persons who have contagious diseases ^d													S	S		
Parks and recreational areas when publicly owned and operated	P	P	P	P	P	P										
Public libraries	P	P	P	P	P	P										
UTILITY AND TRANSPORTATION USES																
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P
Rail service															S	
Transit and public transportation facilities, including passenger shelters						S	S									
HEALTH SERVICES																
Business and professional offices, including medical						S	S	P	P	P	P					
Cemeteries, including crematoriums and mausoleums ^e	S	S	S	S	S	S										
Congregate elderly housing						S										
Funeral homes and mortuaries						S				P	P					
Hospitals	S	S	S	S	S	S							P	P		
Medical clinics										P	P		P	P		
Medical office ^f				S	S											
Sanitarium, nursing, or convalescent home	S	S	S	S	S	S					S					

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

<i>USE (continued)</i>	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5 ^a	ORI	M-1	MU-1
BUSINESS/PROFESSIONAL OFFICE															
Business and professional offices, including medical						S	S	P	P	P	P				
Business offices, campus: company headquarters, regional sales offices													P	P	P
Business offices, including but not limited to: offices in which goods, wares, or merchandise are not displayed or sold on the premises											P				
Medical office ^f				S	S										
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices								P	P	P	P		P	P	P
Offices, semi-public and governmental offices											P				
Professional organizations and trade associations											P				
BUSINESS SERVICE															
Banks and financial institutions											P				
Banks and financial institutions, including drive-in banking								P	P	P					
Currency exchanges								P	P	P					
Mail order business, not exceeding five thousand (5,000) square feet in floor area										S					
Printing and copying										P					
Printing and publishing													P	P	P
Service establishments, business and personal – which services are performed on the premises									P	P					
RETAIL USES															
Antique stores								P	P	P					
Bakeries, where products are sold at retail on the premises								P	P	P					
Building material sales, when conducted wholly within a building – except that outdoor storage may be permitted – provided the storage area is completely surrounded by a uniform fence or wall not over eight (8) feet in height										S					P
Building material sales, storage, and millwork													S	P	P
Candy and ice cream stores								P	P	P					
Clothing and textile stores								P	P	P					
Coin or stamp dealer ^g								P	P	P					
Consignment stores								P	P	P					
Department stores									P	P					
Flea market ^h										S					
Floor covering stores, including rugs and carpeting									P	P					
Florist shops								P	P	P					

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

<i>USE (continued)</i>	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5 ^a	ORI	M-1	MU-1
Food stores, including grocery stores, supermarkets, meat and fish markets, and delicatessens								P	P	P					
Fruit and vegetable stands										S					
Furniture and home furnishing stores, retail									P	P					
Gift shops								P	P	P	P				
Greenhouses, garden centers, and landscape nurseries										S					
Hardware, paint, and wallpaper stores								P	P	P					
Hobby and pet shops, pet grooming, and training (excluding overnight kenneling facilities)								P	P	P					
Household appliance stores, including radio and television sales with incidental repair facilities								P	P	P					
Machinery and equipment sales, but not including heavy equipment										P					
Office supplies and equipment									P	P	P				
Pharmacies								P	P	P	P				
Pharmacies, drive-thru								S	S						
Retail membership clubs										P					
Retail stores, uses which are compatible and customarily located within a planned community shopping center									P	P					
Secondhand stores ¹								S	S	P					
Thrift stores								S	S	P					
Variety stores								P	P	P					
DINING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS															
Amusement arcade										S					
Banquet facilities													P	P	
Cinemas, theaters for the performing arts, indoor									P	P					
Drive-in theaters										S					
Restaurants, drive-in										P					
Restaurants, excluding drive-thru facilities								P	P	P	P		P	P	
Restaurants, including drive-thru facilities										P			P	P	
Taverns and packaged liquor stores								S	S	P					
Theaters and performing arts theaters										P					
PERSONAL SERVICES															
Animal hospital, kennels, and pounds										S					
Barber shops, beauty parlors, and day spas								P	P	P	P				
Clothing services, including dry cleaning and laundry receiving stations, self service laundry or cleaning establishments, dress making, millinery shops, tailors, shoe repair shops, and other similar type uses								P	P	P					
Day or child care centers						S	S		S	S	S				
Service establishments, personal – which services are performed on the premises									P	P					

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

<i>USE (continued)</i>	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5 ^a	ORI	M-1	MU-1
AUTOMOTIVE, BOAT, RECREATIONAL VEHICLE, AND GENERAL EQUIPMENT USES															
Accessory dealers												P			P
Automobile car washes												P			P
Automobile car wash, when attached to a service station										S					
Automobile parts and accessories, no on-site repairs or installation									S	P		P			
Automobile parts and accessories, on-site repairs or installation												P			
Automobile parts and accessories, including services without fees ^l										A		A			
Automobile repair shops, including body shops												S			P
Automobile repair shops, not including body shops										S		P			P
Automobile service stations								S	S	S		P			X
Emission diagnostic centers															P
Light equipment sales/rental												P			P
Heavy equipment sales/rental												S			S
Towing services															P
Towing services (excluding vehicle storage)												S			
Vehicle sales/rental ^k												P	X	X	X
Vehicle sales/rental, internal display only															S
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board												S			
RESEARCH, INDUSTRIAL, MANUFACTURING, AND WAREHOUSING USES															
Any enclosed manufacturing, assembly, or other light industrial or research operation which may comply with the Performance Standards and other general requirements of the underlying Zoning District													P	P	P
Any use involving the manufacturing, fabricating, processing, assembling, repairing, cleaning, servicing, testing and storing of materials, products and goods – provided the operations conform with the Performance Standards and other requirements of the M-1 General Manufacturing District														P	
Contractors' offices and shops													S	P	P
Electronic industries													P	P	P
Outdoor storage when not part of a business use located on the same lot with a primary building															X
Ready-mix concrete plants													X		X
Research laboratories													P	P	P
Retail and wholesale, incidental to a principal use in the underlying Zoning District ^l													S	S	S
Service businesses, for the convenience of persons and firms in the ORI Office and Restricted Industrial District and MU-1 Mixed-Use Duval Drive Overlay District, such as, but not limited to: motels, meeting halls, and restaurants													P		P
Storage of gravel, top soil, or similar materials complying with erosion control measures														S	

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY USE TYPE)

<i>USE (continued)</i>	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5 ^a	ORI	M-1	MU-1
Storage and utilization of materials or products in excess of five (5) which decompose by detonation (see C9d(1) of Section V)														S	
Warehouses, distribution plants, and wholesale establishments														P ^m	P
OTHER USES															
Bed and breakfast										P					
Convention centers										P			P	P	P
Frozen foods lockers										P					
Gun dealers (excluding gun ranges)														S	
Hotel, motel, or motor inn									S	P ⁿ			P	P	
Medical Cannabis Cultivation Facility	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X
Medical Cannabis Dispensing Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X
Meeting halls									S ^o	P			P	P	
Model garage display and sales										S					
Plumbing, heating, air conditioning sales and services										P					
Private open space and recreational facilities					A	A	A								
Radio and television towers													S		
Self-storage facilities												S	S		P
Temporary uses, as approved by Village Board								P	P	P					
Temporary or short-term special events								S	S						
Wedding chapels										S					
Other similar or compatible uses to those allowed as “permitted principal uses” in their respective Zoning Districts, as recommended by the Plan Commission and approved by the Village Board.								S	S	S	S	S	S	S	S
ACCESSORY USES															
Off-street parking, in accordance with the regulations set forth in Section VIII	A	A	A	A	A	A	A								
Off-street parking and loading in accordance with the regulations set forth in Section VIII								A	A	A	A	A	A	A	A
Private garages	A	A	A	A	A	A	A								
Residence of the proprietor, caretaker, or watchman, when located on the premises where employed in such capacity													A	A	
Signs, in accordance with the regulations set forth in Section IX	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Swimming pools	A	A	A	A	A	A	A								
Other accessory uses customarily incidental to the principal uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

R-1 SINGLE-FAMILY RESIDENTIAL	
Cemeteries, including crematoriums and mausoleums ^e	S
Churches, convents, and similar religious institutions, including rectories and other facilities normally incidental thereto on a site not less than two (2) acres in area	P
Educational facilities, primary	P
Educational facilities, secondary	P
Golf courses and private country clubs, including ancillary uses normally provided, but not including commercially operated driving ranges, miniature golf courses, or similar commercial enterprises	S
Group homes ^c	P
Home occupations	A
Home occupations that result in the dwelling unit being visited by customers or clients pursuant to Section III.W of this Ordinance	S
Hospitals	S
Off-street parking, in accordance with the regulations set forth in Section VIII of this Ordinance	A
Other accessory uses customarily incidental to the principal use	A
Parks and recreational areas when publicly owned and operated	P
Planned Unit Developments	S
Private garages	A
Public libraries	P
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	S
Sanitarium, nursing, or convalescent home	S
Signs, in accordance with the regulations set forth in Section IX of this Ordinance	A
Single-family detached dwellings	P
Swimming pools	A
R-2 SINGLE-FAMILY RESIDENTIAL	
Any permitted principal use in the R-1 Single-Family Residential District	P
Any permitted special use in the R-1 Single-Family Residential District	S
Any permitted accessory use in the R-1 Single-Family Residential District	A
R-3 SINGLE-FAMILY RESIDENTIAL	
Any permitted principal use in the R-1 Single-Family Residential District	P
Any permitted special use in the R-1 Single-Family Residential District	S
Any permitted accessory use in the R-1 Single-Family Residential District	A
R-4 SINGLE-FAMILY RESIDENTIAL	
Any permitted principal use in the R-1 Single-Family Residential District	P
Any permitted special use in the R-1 Single-Family Residential District	S

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Any permitted accessory use in the R-1 Single-Family Residential District	A
Medical office ^f	S
R-5 LOW DENSITY RESIDENTIAL	
Any permitted principal use in the R-1 Single-Family Residential District	P
Any permitted special use in the R-4 Single-Family Residential District	S
Any permitted accessory use in the R-1 Single-Family Residential District	A
Cluster housing ^b	S
Private open space and recreation facilities	A
Single-family attached dwellings	P
Single-family semi-detached dwellings	P
Townhouses (condominiums)	P
Two-family dwellings	P
R-6 MEDIUM DENSITY RESIDENTIAL	
Any permitted principal use in the R-5 Low Density Residential District	P
Any permitted special use in the R-5 Low Density Residential District	S
Any permitted accessory use in the R-5 Low Density Residential District	A
Business and professional offices, including medical	S
Civic, charitable, philanthropic, or fraternal uses	S
Congregate elderly housing	S
Day or child care centers	S
Funeral homes and mortuaries	S
Multiple-family dwelling units	P
Multiple-family structures over two-and-one-half (2 1/2) stories in height	S
Private clubs and lodges	S
Rooming and boarding houses	P
Transit and public transportation facilities, including passenger shelters	S
R-7 HIGH DENSITY RESIDENTIAL	
Any permitted accessory use in the R-6 Medium Density Residential District	A
Business and professional offices, including medical	S
Business uses which are limited to personal services and convenience-type uses intended solely for the purpose of serving those residing in the multiple-family complex – no business shall be permitted on the same floor or above a floor used for residential purposes	P
Civic, charitable, philanthropic, or fraternal uses	S
Day or child care centers	S
Educational facilities, primary	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Educational facilities, secondary	P
Group homes ^c	P
Multiple-family dwelling units	P
Planned Unit Developments	S
Private clubs and lodges	S
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	S
Townhouses (condominiums)	P
Transit and public transportation facilities, including passenger shelters	S
B-1 NEIGHBORHOOD SHOPPING	
Antique stores	P
Automobile service stations	S
Bakeries, where products are sold at retail on premises	P
Banks and financial institutions, including drive-in banking	P
Barber shops, beauty parlors, and day spas	P
Business and professional offices, including medical	P
Candy and ice cream stores	P
Clothing and textile stores	P
Clothing services, including dry cleaning and laundry receiving stations, self-service laundry or cleaning establishments, dress making, millinery shops, tailors, shoe repair shops, and other similar type uses	P
Coin or stamp dealers ^g	P
Consignment stores	P
Currency exchanges	P
Educational facilities, vocational	P
Florist shops	P
Food stores, including grocery stores, supermarkets, meat and fish markets, and delicatessens	P
Gift shops	P
Hardware, paint and wallpaper stores	P
Hobby and pet shops, pet grooming, and training (excluding overnight kenneling facilities)	P
Household appliance stores, including radio and television sales with incidental repair facilities	P
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices	P
Off-street parking and loading, in accordance with the regulations set forth in Section VIII of this Ordinance	A
Other accessory uses customarily incidental to the principal uses	A
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Pharmacies	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Pharmacies, drive-thru	S
Planned Unit Developments	S
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	S
Recreation, commercial indoor (< 3,500 square feet)	P
Recreation, commercial indoor (> 3,500 square feet)	S
Recreation, commercial outdoor	S
Residence, when located above or to the rear of a principal use	S
Restaurants, excluding drive-thru facilities	P
Secondhand stores ⁱ	S
Signs, in accordance with the regulations set forth in Section IX of this Ordinance	A
Taverns and packaged liquor stores	S
Temporary or short-term special events	S
Temporary uses, as approved by the Village Board	P
Thrift stores	S
Variety stores	P
B-2 COMMUNITY SHOPPING	
Any permitted principal use in the B-1 Neighborhood Shopping District	P
Any permitted special use in the B-1 Neighborhood Shopping District	S
Any permitted accessory use in the B-1 Neighborhood Shopping District	A
Automobile parts and accessory stores, no on-site repairs or installation	S
Cinemas, theaters for the performing arts, indoor	P
Day or child care centers	S
Department stores	P
Floor covering stores, including rugs and carpeting	P
Furniture and home furnishing stores, retail	P
Hotel, motel, or motor inn	S
Meeting halls ^o	S
Office supplies and equipment	P
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Retail stores, uses which are compatible and customarily located within a planned community shopping center	P
Service establishments – business and personal – which services are performed on the premises	P
B-3 GENERAL BUSINESS & COMMERCIAL	
Any permitted principal use in the B-2 Community Shopping District	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Any permitted special use in the B-2 Community Shopping District	S
Any permitted accessory use in the B-2 Community Shopping District	A
Amusement arcade	S
Animal hospital, kennels, and pounds	S
Automobile car wash, when attached to a service station	S
Automobile parts and accessories, no on-site repairs or installation	P
Automobile parts and accessories, including services without fees ^l	A
Automobile repair shops, not including body shops	S
Bed and breakfast	P
Building material sales, when conducted wholly within a building – except that outdoor storage may be permitted, provided the storage area is completely surrounded by a uniform fence or wall not over eight (8) feet in height	S
Civic, charitable, philanthropic, or fraternal uses	P
Convention centers	P
Drive-in theaters	S
Flea markets ^h	S
Frozen foods lockers	P
Fruit and vegetable stands	S
Funeral homes and mortuaries	P
Greenhouses, garden centers, and landscape nurseries	S
Hotel, motel, or motor inn ⁿ	P
Machinery and equipment sales, but not including heavy equipment	P
Mail order business, not exceeding five thousand (5,000) square feet in floor area	S
Medical clinics	P
Meeting halls	P
Model garage display and sales	S
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	
Plumbing, heating, and air conditioning sales and services	P
Printing and copying	P
Recreation, commercial indoor (< 3,500 square feet)	P
Recreation, commercial indoor (> 3,500 square feet)	P
Restaurants, drive-in	P
Restaurants, including drive-thru facilities	P
Retail membership clubs	P
Secondhand stores ^l	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Theaters and performing arts theaters	P
Thrift stores	P
Wedding chapels	S
B-4 OFFICE & SERVICE BUSINESS	
Any permitted accessory use in the B-3 General Business & Commercial District	A
Banks and financial institutions	P
Barber shops, beauty parlors, and day spas	P
Business and professional offices, including medical	P
Business offices, including but not limited to: offices in which goods, wares, or merchandise are not displayed or sold on the premises	P
Civic, charitable, philanthropic, or fraternal uses	P
Day or child care centers	S
Educational facilities, college/university/junior college – campus	S
Educational facilities, college/university/junior college – satellite	P
Educational facilities, vocational	P
Funeral homes and mortuaries	P
Furniture and home furnishing stores, retail	P
Medical clinics	P
Office, semi-public and governmental offices	P
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices	P
Office supplies and equipment	P
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Pharmacies	P
Planned Unit Developments	S
Private clubs and lodges	S
Professional organizations and trade associations	P
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	S
Recreation, commercial indoor (< 3,500 square feet)	P
Recreation, commercial indoor (> 3,500 square feet)	P
Recreation, commercial outdoor	P
Restaurants, excluding drive-thru facilities	P
Sanitarium, nursing or convalescent home	S
B-5 AUTOMOTIVE SERVICE^a	
Any permitted accessory use in the B-4 Office and Service Business District	A

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Accessory dealers	P
Automobile car washes	P
Automobile parts and accessories, no on-site repairs or installation	P
Automobile parts and accessories, on on-site repairs or installation	P
Automobile parts and accessories, including services without fees ^l	A
Automobile repair shops, including body shops	S
Automobile repair shops, not including body shops	P
Automobile service stations	P
Educational facilities, college/university/junior college – campus	S
Educational facilities, college/university/junior college – satellite	S
Educational facilities, technical	S
Educational facilities, vocational	S
Light equipment sales/rental	P
Heavy equipment sales/rental	S
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Planned Unit Developments	S
Recreation, commercial indoor (< 3,500 square feet)	P
Recreation, commercial indoor (> 3,500 square feet)	P
Recreation, commercial outdoor	P
Self-storage facilities	S
Towing services (excluding vehicle storage)	S
Vehicle sales/rental ^k	P
ORI OFFICE AND RESTRICTED INDUSTRIAL	
Agriculture	S
Any enclosed manufacturing, assembly, or other light industrial or research operation which may comply with the Performance Standards and other general requirements of the underlying Zoning District	P
Banquet facilities	P
Building material sales, storage, and millwork	S
Business offices, campus: company headquarters, regional sales offices	P
Campground and incidental uses related thereto	S
Contractors' offices and shops	S
Convention centers	P
Educational facilities, college/university/junior college – campus	S
Educational facilities, college/university/junior college – satellite	S

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Educational facilities, technical	S
Educational facilities, vocational	S
Electronic industries	P
Golf courses, regulation size	S
Hospitals	P
Hotel, motel, or motor inn	P
Institutions, except penal institutions and those for persons who have contagious diseases ^d	S
Medical clinics	P
Medical Cannabis Cultivation Facility	S
Meeting halls	P
Motor freight terminals	X
Off-street parking and loading, in accordance with the regulations set forth in Section VIII of this Ordinance	A
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices	P
Other accessory uses customarily incidental to the principal uses	A
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Planned Unit Developments	S
Printing and publishing	P
Public utility and governmental service uses, including structures, parking lots and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	P
Radio and television towers	S
Ready-mix concrete plants	X
Research laboratories	P
Residence of the proprietor, caretaker, or watchman, when located on the premises where employed in such capacity	A
Restaurants, excluding drive-thru facilities	P
Restaurants, including drive-thru facilities	P
Retail and wholesale, incidental to a principal use in the ORI Office and Restricted Industrial District	S ^k
Sales and rental of recreational vehicles (not mobile homes) when incidental to a campground	S
Self-storage facilities	S
Service businesses, for the convenience of persons and firms in the ORI Office and Restricted Industrial District, such as, but not limited to: motels, meeting halls, and restaurants	P
Signs – in accordance with the regulations set forth in Section IX of this Ordinance	A
Storage of travel trailers and recreational vehicles (not mobile homes) when incidental to a campground	S
Vehicle sales/rental	X
M-1 GENERAL MANUFACTURING	
Agriculture	S

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Any enclosed manufacturing, assembly, or other light industrial or research operation which may comply with the Performance Standards and other general requirements of the M-1 General Manufacturing District	P
Any use involving the manufacturing, fabricating, processing, assembling, repairing, cleaning, servicing, testing and storing of materials, products and goods – provided the operations conform with the Performance Standards and other requirements of the M-1 General Manufacturing District	P
Banquet facilities	P
Building material sales, storage and millwork	P
Business offices: company headquarters, regional sales offices	P
Campground and incidental uses related thereto	S
Contractors' offices and shops	P
Convention centers	P
Educational facilities, college/university/junior college – satellite	S
Educational facilities, technical	S
Electronic industries	P
Golf course, regulation size	S
Gun dealers (excluding gun ranges)	S
Hospitals	P
Hotel, motel, or motor inn	P
Institutions, except penal institutions and those for persons who have contagious diseases ^d	S
Medical clinics	P
Medical Cannabis Dispensing Facility	S
Meeting halls	P
Motor freight terminals	S
Off-street parking and loading, in accordance with the regulations set forth in Section VIII of this Ordinance	A
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices	P
Other accessory uses customarily incidental to the principal uses	A
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Planned Unit Developments	S
Printing and publishing	P
Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	P
Rail service	S
Research laboratories	P
Residence of the proprietor, caretaker, or watchman, when located on the premises where employed in such capacity	A
Restaurants, excluding drive-thru facilities	P
Restaurants, including drive-thru facilities	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Retail and wholesale, incidental to a principal use in the M-1 General Manufacturing District	S ^k
Sales and rental of recreational vehicles (not mobile homes) when incidental to a campground	S
Signs – in accordance with the regulations set forth in Section IX of this Ordinance	A
Storage and utilization of materials or products in excess of five (5) which decompose by detonation (see C8d(1) of Section V)	S
Storage of gravel, top soil, or similar materials complying with erosion control measures	S
Storage of travel trailers and recreational vehicles (not mobile homes) when incidental to a campground	S
Vehicle sales/rental	X
Warehouse, distribution plants, and wholesale establishments	P ^l
MU-1 MIXED-USE DUVAN DRIVE OVERLAY DISTRICT	
Accessory dealers	P
Agriculture	P
Any enclosed manufacturing, assembly, or other light industrial or research operation which may comply with the Performance Standards and other general requirements of the MU-1 Mixed-Use Duvan Drive Overlay District	P
Automobile car washes	P
Automobile repair shops, including body shops	P
Automobile repair shops, not including body shops	P
Automobile service stations	X
Building material sales, storage, and millwork	P
Building material sales, when conducted wholly within a building – except that outdoor storage may be permitted – provided the storage area is completely surrounded by a uniform fence or wall not over eight (8) feet in height	P
Business offices, campus: company headquarters, regional sales offices	P
Contractors' offices and shops	P
Convention centers	P
Electronic industries	P
Emission diagnostic centers	P
Light equipment sales/rental	P
Heavy equipment sales/rental	S
Motor freight terminals	X
Off-street parking and loading, in accordance with the regulations set forth in Section VIII of this Ordinance	A
Offices, business and professional: including, but not limited to insurance offices, real estate offices, security and commodity brokers, and other similar type offices	P
Other accessory uses customarily incidental to the principal uses	A
Other similar or compatible uses, as recommended by the Plan Commission and approved by the Village Board	S
Outdoor storage when not part of a business use located on the same lot with a primary building	X
Planned Unit Developments	S
Printing and publishing	P

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

Public utility and governmental service uses, including structures, parking lots, and equipment necessary for the furnishing of water, gas, electric, and telephone services, or for the disposal of treatment of sewage from lots within a subdivision; police and fire stations and other similar public services	P
Ready-mix concrete plants	X
Recreation, commercial indoor (< 3,500 square feet)	P
Recreation, commercial indoor (> 3,500 square feet)	P
Research laboratories	P
Retail and wholesale, incidental to a principal use in the MU-1 Mixed-Use Duvan Drive Overlay District	S ^l
Self-storage facilities	P
Service businesses, for the convenience of persons and firms in the MU-1 Mixed-Use Duvan Drive Overlay District, such as, but not limited to: motels, meeting halls, and restaurants	P
Signs – in accordance with the regulations set forth in Section IX of this Ordinance	A
Towing services	P
Vehicle sales/rental ^k	S
Warehouse, distribution plants, and wholesale establishments	P

Schedule of Uses Endnotes

^a B-5 AUTOMOTIVE SERVICE USE REGULATIONS

1. All outdoor sales space shall be improved with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water without detriment to surrounding uses. All unpaved surfaces shall be sod and adequately landscaped.
2. All outdoor storage facilities for fuel, raw materials, and products shall be enclosed by a fence, wall, or plant materials adequate to conceal such facilities from adjacent properties and the public right-of-way.
3. No wastes or materials shall be deposited upon a lot in such form that they may be transferred off the property by natural causes or forces.
4. All uses and activities shall conform to the Category A Performance Standards, except with regard to glare, in which case Category B standards shall apply.
5. Lighting used to illuminate any outdoor sales areas, off-street parking, or loading areas shall be so arranged as to reflect the light away from adjoining premises.
6. All outdoor parking shall comply with the regulations outlined in Section III.R of this Ordinance.

^b Including mobile home parks of twenty (20) or more acres, and in which the gross density does not exceed six (6) dwelling units per acre; and that the common open space provided is deeded to the Village or homeowner association for permanent open space or recreational purposes.

^c Provided they meet all criteria established by the State of Illinois for Community Integrated Living Arrangements (CILA).

^d Provided, however, that such buildings may occupy not more than fifty (50) percent of the total area of the lot or tract and will not have any serious and depreciating effect on the surrounding property; and, provided further, that the buildings shall be set back from all yard lines an additional distance of not less than one (1) foot for every foot of building height.

^e On a lot not less than ten (10) acres in area, and provided that buildings shall be located not closer than three hundred (300) feet from a residential lot line.

^f Within three hundred (300) feet of a business district.

^g Subject to §117.40 of the Village of Tinley Park Code of Ordinances.

SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

^h Subject to §117.45-46 of the Village of Tinley Park Code of Ordinances.

ⁱ Subject to §117.30-39 of the Village of Tinley Park Code of Ordinances.

^j Limited to:

1. removal and installation of wiper blades;
2. removal and installation of batteries;
3. diagnostic testing through the use of a handheld computer; and
4. removal and installation of small parts such as fuses, light bulbs, and headlight bulbs.

Subject to the following conditions:

1. All such repair or maintenance work must be without fee and done in conjunction with the sale of an automotive part, accessory, supply or maintenance item;
2. Battery replacement service will be performed only at a designated location with enhanced screening; and
3. No other automotive repair or maintenance work may be performed other than the work specifically allowed in the definition established in Section II of this Ordinance.

^k Vehicle sales in the MU-1 (Mixed-Use Duvan Drive) Overlay District are limited to internal display only. Vehicle rental is subject to the following conditions in both the MU-1 (Mixed-Use Duvan Drive) Overlay District and the B-5 (Automotive Service) Zoning District:

1. The rental vehicles must be parked on a paved surface meeting all applicable Village codes.
2. The rental vehicles cannot be parked within the parking spaces that are required for the business per Section VIII of the Zoning Ordinance.
3. The rental vehicles must be screened from view (by vinyl privacy fencing, landscaping, or a combination of both) or located in such a way that the vehicles cannot be seen from the public right-of-way.
4. The rental vehicles must be parked in a manner that does not block entrances, drive aisles, or other access ways.

^l With the exception that retail or wholesale sales of vehicles shall not be considered incidental to the principal use.

^m The warehousing of vehicles may be permitted, provided no financial transactions or transference of titles may occur on site and any structure used in the warehousing of vehicles is closed to the public.

ⁿ Hotel, motel, or motor inn is to be on a lot no less than five (5) acres in area.

^o Meeting halls are permitted as a Special Use only when located above or below the ground floor or when located fifty (50) feet or more back from the front of the building.

**SCHEDULE II
SCHEDULE OF DISTRICT REQUIREMENTS
LOT, YARD, AND BULK REGULATIONS**

District	Minimum Lot Requirements					Minimum Yards and Setbacks (feet)				Maximum Building Height (feet)	Maximum Floor Area Ratio
	Interior Lots		Corner Lots		Lot Area per D.U. (square feet)	Front Yard	Side Yards ²		Rear Yard		
	Lot Area (square feet)	Lot Width (feet)	Lot Area (square feet)	Lot Width (feet)			One	Total of Two			
R-1 Single-Family Residential	20,000	100	25,000	125	20,000	40	15	30	40	40	0.3
R-2 Single-Family Residential	13,000	90	16,250	115	13,000	30	10	20	35	40	0.4
R-3 Single-Family Residential	10,000	75	12,500	95	10,000	25	8	16	30	35	0.4
R-4 Single-Family Residential	8,000	60	10,000	75	8,000	25	7.5	15	30	35	0.5
R-5 Low Density Residential¹											
Single-Family Detached	7,500	60	7,500	60	7,500	25	5	10	30	35	0.5
Single-Family Attached	5 acres	30	5 acres	30	3,000	25	0	0	30	35	0.7
Single-Family Semi-Detached		40		40	4,000	25	10	10	30	35	0.7
Two-Family	7,500	60	7,500	60	3,750	25	5	15	30	35	0.7
R-6 Medium Density Residential¹											
Single-Family Detached	7,500	60	7,500	60	7,500	25	5	10	25	35	0.5
Single-Family Attached	24,000	25	24,000	25	3,000	25	0	0	30	35	0.7
Single-Family Semi-Detached		35		35	3,500	25	10	10	30	35	0.7
Two-Family	6,500	60	6,500	60	3,250	25	5	15	30	35	0.7
Multiple-Family	15,000	100	15,000	100	3,500	25	10	30	40	40	0.6
R-7 High Density Residential¹											
Single-Family Attached	1 acre	25	1 acre	25	2,000	20	0	0	30	35	0.8
Single-Family Semi-Detached		35		35	3,000	20	10	10	30	35	0.8
Multiple-Family	3 acres	NA	3 acres	NA	2,000	One (1) foot for every foot of rise, with a minimum of fifty (50) feet along all yards			40	0.8	

¹ Gross density in the Low Density Residential District shall not exceed six (6) dwelling units per acre. Gross density in the Medium Density Residential District shall not exceed twelve (12) dwelling units per acre. Gross density in the High Density Residential District shall not exceed eighteen (18) dwelling units per acre.

² Any addition added to any home located in the R-1, R-2, R-3, and R-4 Districts and existing on March 1, 2006, need not comply with the Minimum Side Yard Setbacks as set forth above but, instead, must comply with the Minimum Side Yard Setbacks in force on March 1, 2006: a ten (10) foot minimum with a total of twenty-five (25) feet in the R-1 District; ten (10) percent of lot width for each side yard in both the R-2 and R-3 Districts, and a five (5) foot minimum side yard with a total of fifteen (15) feet for both side yards for the R-4 District.

NOTE: The amendments to this Schedule II adopted on March 7, 2006 shall not apply to any new homes constructed after March 7, 2006 in a Planned Unit Development approved prior to March 1, 2006 to the extent the Planned Unit Development had specific requirements in conflict with the amendments adopted on March 7, 2006.

**SCHEDULE II
SCHEDULE OF DISTRICT REQUIREMENTS
LOT, YARD, AND BULK REGULATIONS**

District	Minimum Lot Requirements			Minimum Yards and Setbacks (<i>feet</i>)				Maximum Building Height		Maximum Floor Area Ratio
	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard	Side Yards		Rear Yard	Stories	Feet	
					One	Total of Two				
B-1 Neighborhood Shopping	4 acres	600	250	125	25	50	25	2	30	0.3
B-2 Community Shopping	20 acres		500	As Recommended By Plan Commission				2	35	0.6
B-3 General Business and Commercial	7,500	60	125	25	See Footnote ¹		25	3	35	1.0
B-4 Office and Service Business	20,000	100	200	50	10	25	40	3	35	1.5
B-5 Automotive Service	40,000	120	200	50	See Footnote ¹		50	2	30	0.8
ORI Office and Restricted Industrial	40,000	150	200	50	25	50	30 ²	5	65	1.5
M-1 General Manufacturing	5 acres	200	200	50	25	50	30 ²	5	65	1.0
MU-1 Mixed-Use Duvan Drive Overlay	40,000	150	200	50	25	50	30 ²	5	65	1.5

¹ No side yard shall be required, except if a side yard is provided, it shall not be less than ten (10) feet; and, if adjoining a residential district, a minimum side yard at least fifteen (15) feet in width shall be provided.

² When adjoining a residential district, not less than one hundred (100) feet.

C. SUPPLEMENTARY DISTRICT REGULATIONS

1. **Maximum Lot Coverage:** Land coverage by principal and accessory buildings or structures on each zone lot shall not exceed thirty-five (35) percent of the lot area in residential districts nor more than fifty (50) percent of the lot area in any business or industrial district.
2. **Usable Floor Area Per Dwelling:** Each residential dwelling constructed after the adoption of this comprehensive amendment shall have a minimum usable floor area as hereinafter described. For purposes of this requirement, usable floor area shall mean the sum of the net horizontal area of all floors within outside walls of a residential building exclusive of areas in cellars, basements, unfinished attics, garages, open porches, and accessory structures, but including any area that is roughed in but not completed which is designed and intended for human occupancy.

Dwelling Type	Minimum Useable Floor Area
Single-Family Detached ¹	R-1: 3,500 square feet R-2 ² : 2,800 square feet R-3: 2,500 square feet R-4: 2,000 square feet
Single-Family Attached and Semi-Detached	1,200 square feet plus 200 square feet for each bedroom over three (3)
Two-Family Detached	1,300 square feet
Multiple-Family ³	
Efficiency or One Bedroom Apartment	800 square feet
Two Bedroom Apartment	1,000 square feet
Three Bedroom Apartment	1,200 square feet
Four Bedroom Apartment	1,400 square feet
Senior Housing	300 square feet of usable floor area per dwelling unit 600 square feet of floor area overall for each dwelling unit in a Senior Housing Facility when the common areas of the facility are included and divided among the dwelling units

¹ Provided, however, if an existing home is destroyed by fire or other natural cause, the owner, at owner's option, may rebuild said home in accordance with the applicable Minimum Useable Floor Area (square feet) in existence on March 1, 2006 (namely 2,500 square feet in R-1, 2,500 square feet in R-2, 2,000 square feet in R-3, and 1,700 square feet in R-4). Further provided, however, in any Planned Unit Development approved prior to March 1, 2006 and which specifies a different minimum useable floor area, the specific requirements of the approved Planned Unit Development shall control for any new homes constructed in the Planned Unit Development after March 7, 2006.

² 2,300 square feet for ranch style homes. For purposes of this requirement, a ranch style house is defined as a one-story house with not less than an 8/12 pitch roof and shall include a three-step ranch.

³ Measurements are exclusive of halls, stairways, or other common areas.

3. **Open Space:** In all subdivisions that are greater than either five (5) acres in size or contain ten (10) or more residential lots, at least ten (10) percent of the gross land area shall be provided for open recreational space, or a minimum land area per dwelling unit of seven hundred fifty (750) square feet per unit shall be provided, whichever results in greater open

space. Such open space should be usable recreational land and shall not include any wetlands or other lands dedicated to specific uses. A portion of said open space shall be dedicated to the local Park District in accordance with the provisions of the Tinley Park Subdivision Regulations Ordinance.

4. **Elevations and Facades:** No two single-family dwellings of identical front elevation or facade shall be constructed or located on adjacent lots, nor shall there be constructed or located more than twenty-five (25) percent of single-family dwellings of the same elevation or facade in any block. A change of front elevation or facade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials. There shall not be constructed or located more than fifty (50) percent of single-family attached dwellings, or multiple-family dwelling buildings, or combinations thereof, of the same elevation or facade in any block. A change of front elevation or facade shall be deemed to exist when there is substantial difference in roof line, type and location of windows, and/or kind and arrangement or materials. This requirement shall not apply to developments of less than twelve (12) units or to condominium unit developments.

5. **Spacing Between Buildings:** When two or more buildings which contain single-family attached dwellings, two or more multiple-family attached dwellings, or two or more multiple-family dwelling buildings, or combinations thereof, are on a lot or on contiguous lots comprising a unified development under the same ownership or control, the distance between the building walls shall be as follows (see diagrams on following pages):
 - A. When the front wall of a building faces the front wall or rear wall of the nearest building, the distance between the two building walls shall be not less than sixty (60) feet;
 - B. When the rear wall of a building faces the rear wall of the nearest building, the distance between the two building walls shall be not less than fifty (50) feet, except when the rear of buildings is used for parking or garages, the distance shall not be less than sixty-five (65) feet;
 - C. When the side wall of a building faces the front or rear wall of the nearest building, the distance between the two building walls shall be not less than forty (40) feet, except when the side wall contains more than two (2) windows on a floor that are not from bathrooms or storage rooms, such distance between buildings shall be not less than fifty (50) feet, or sixty (60) feet if a main entrance doorway is in such side wall;
 - D. When the side wall of a building faces the side wall of the nearest building, the distance between the two (2) building walls shall be not less than twenty (20) feet, except when the facing side walls of either of such buildings contain more than two windows on a floor that are not from bathrooms or storage rooms, such distance between the two (2) buildings shall be not less than fifty (50) feet, or sixty (60) feet if a main entrance doorway is in such side wall;
 - E. A wall of a building forming the end of a court shall be not less than twenty (20) feet from the nearest wall of a detached building forming a side of the court, and a building

forming the end of the court may be attached to one or both of the buildings forming the sides of the court, provided the distance between facing walls of the buildings forming the sides of the court is not less than the applicable requirements, as set forth above;

- F. Where buildings are not parallel to each other, the required spacing shall be measured at the midpoint of the distance along which they face each other; however, the spacing between the buildings at the narrowest point shall in no event be less than twenty (20) feet; and
- G. For buildings over two (2) stories in height, there shall be one-half (1/2) foot additional spacing between buildings (as required above) for each additional one (1) foot that the related buildings exceed an average of thirty-five (35) feet in height.

6. **Transitional Yard Requirements:** Where a residential district abuts a non-residential district on a street line, there shall be provided in the non-residential district for a distance of fifty (50) feet from the district boundary line, a front yard at least equal in depth to that required in the residential district.

The minimum required screening within required transitional side and rear yards shall be a six (6) foot stockade-type fence or equal, erected along the side property line from the required front yard to the rear property line and along the rear property line. Such fence shall be erected and maintained by the owner of the non-residential use, or his agent.

In lieu of a fence, the Village Board, in its discretion, may require the owner to install and maintain planting as specified by the Village Board of Trustees to be placed and maintained by the owner or his agent.

7. **General Requirements/All Business & Commercial Districts:** Unless otherwise provided in the regulations of this Ordinance, the following provisions shall apply to all business and commercial districts:

- A. All business, service, storage, merchandise display, and, where permitted, repair and processing, shall be conducted wholly within an enclosed building—except for off-street parking or loading for drive-in type operations and open-sales lots in districts where they are permitted;
- B. Unless otherwise permitted herein, all business establishments shall be retail trade or service establishments dealing directly with the customer, and all goods produced on the premises shall be sold on the premises where produced;
- C. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, or water-carried waste. All activities shall conform with the Performance Standards established for the ORI District and applied at the boundaries of the lot on which such activities take place;
- D. Open spaces not permitted to be used for buildings, parking, walks, drives and other

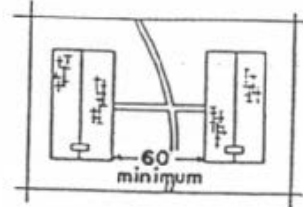
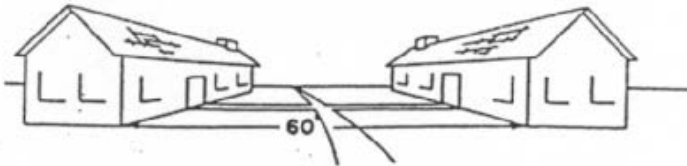
authorized impervious surfaces shall be open to the sky and planted with trees, shrubbery, and grass; and

- E. Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than one-and-one-half (1 1/2) tons capacity—except for pick-up or delivery service during normal business hours. Any truck exceeding one-and-one-half (1 1/2) tons capacity shall be adequately screened from public view when parked.

SPACING BETWEEN BUILDINGS

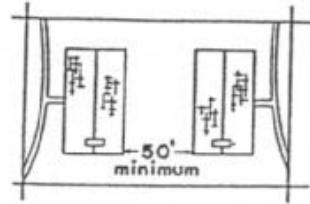
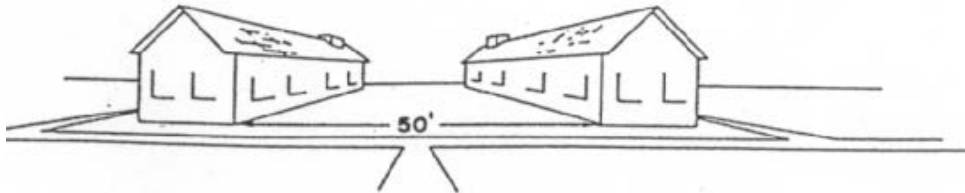
A.

FRONT WALL FACING FRONT WALL
OR FRONT WALL FACING REAR WALL



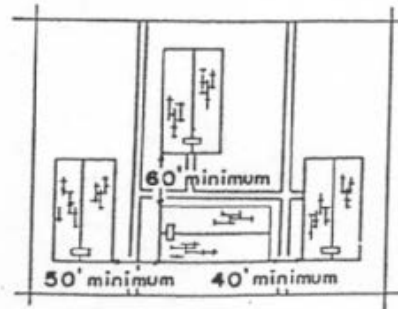
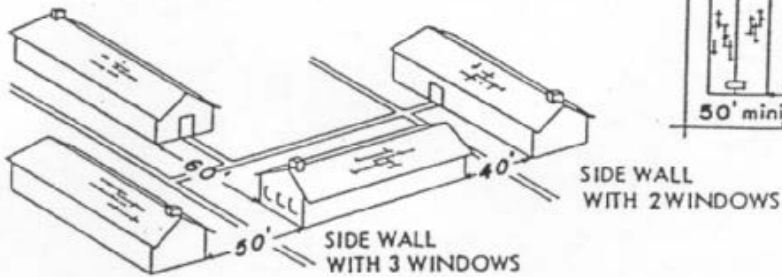
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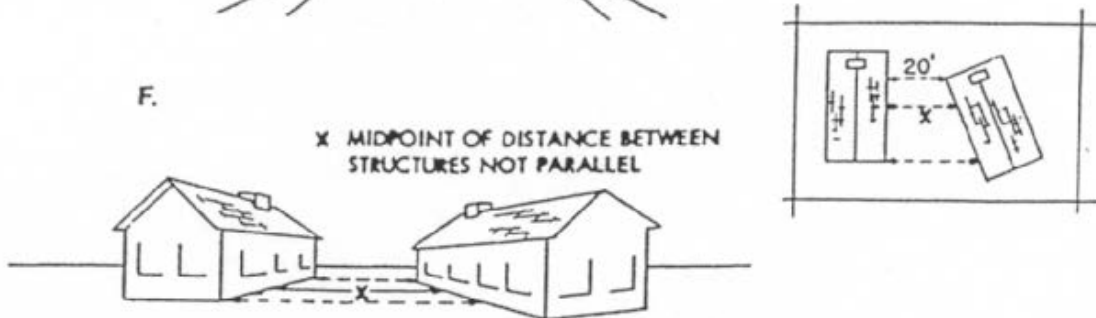
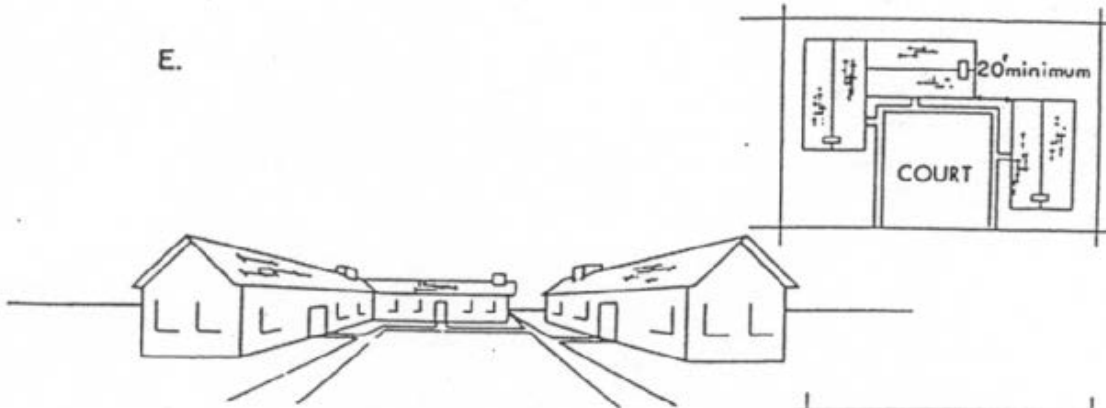
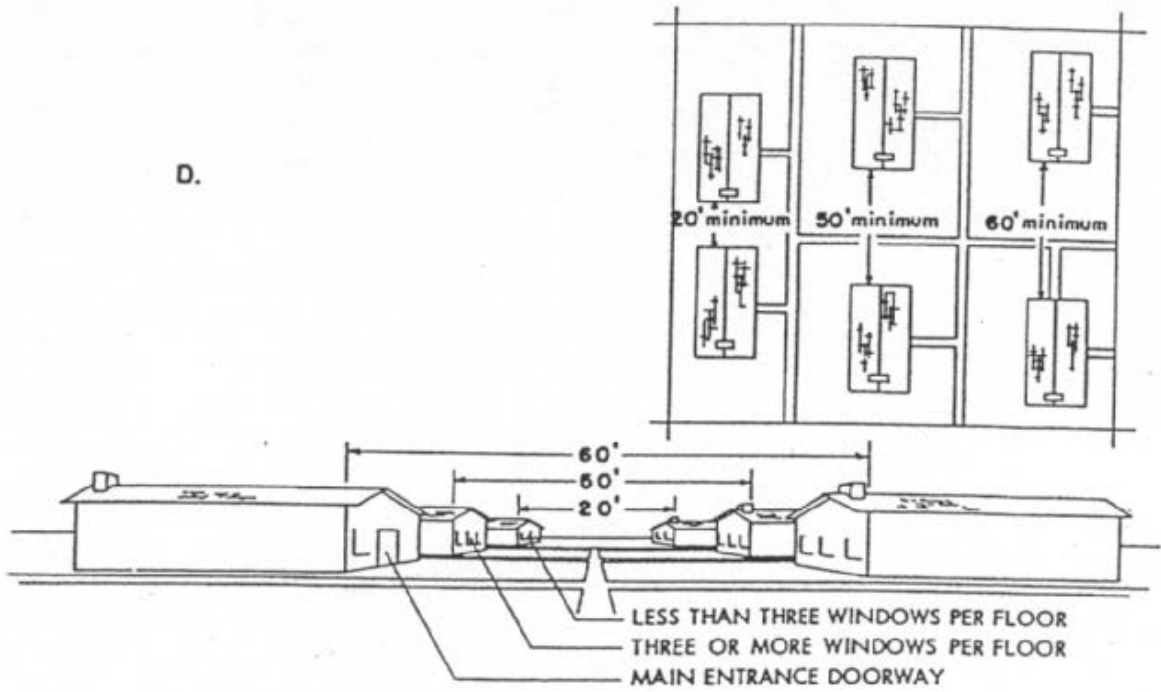
REAR WALL FACING REAR WALL



C.

MAIN ENTRANCE DOORWAY





8. **Visual Environment Provisions:** In all zoning districts, except Single-Family Residential Districts, the following visual environmental provisions shall apply:
- A. In order to ensure an adequate and pleasant natural environment, a reasonable sum of money shall be budgeted and used by the owners and developers to purchase and install mature-sized trees, shrubbery, grass, and other suitable landscaping materials upon the ground. Plans for the installation of such landscaping shall be subject to the review and approval of the Plan Commission; and
 - B. All yard areas shall be landscaped, screened, and fenced with planting and shrubbery and approved fencing material in accordance with the plans approved by the Plan Commission. Prior to the issuance of Occupancy Permits, said landscaping improvements shall be completed or a sum of money shall be placed in escrow in accordance with the escrow policy of the Village.
9. **Performance Standards:** Any use established in the ORI and M-1 Districts, after the effective date of this Ordinance, shall be so operated as to comply with the Performance Standards governing: (a) noise; (b) vibration; (c) air pollution; (d) fire and explosion hazards; and (e) glare—as set forth hereinafter.

Uses in ORI Office and Restricted Industrial District shall be governed by the Category A Performance Standards described below, and uses in the M-1 General Manufacturing District shall be governed by the Category B Standards. Uses in the commercial and business districts shall be governed by Category B Standards with regard to glare. Uses already established on the effective date of this Ordinance shall be permitted to be altered, enlarged, expanded or modified, provided that the additions or changes comply with said Performance Standards.

A. Noise

For the purpose of measuring the intensity and frequency of sound, noise shall be measured with a sound level meter and impact noise analyzer, meeting the applicable standards of the American National Standards Institute (ANSI S1.4-1971 and ANSI S1.11-1966). The instrument shall be set to the A-weighted response and the meter to the slow response.

- 1) Maximum Permitted Sound Levels: The following table specifies the noise limits that apply on or beyond adjacent lot lines or zone boundaries outside the user's property. Noises shall not exceed the maximum sound levels specified in the table, except as designated below. Where more than one specified sound level applies, the most restrictive shall govern. Measurements may be made at points of maximum noise intensity.

Category	Maximum Permitted Sound Levels
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A	65 dBA at Lot Line
B	65 dBA at Zone Boundary

In any residential zone, the weighted sound level shall not exceed 55 dBA during the hours of 7:00 a.m. to 10:00 p.m., and shall not exceed 45 dBA during the hours of 10:00 p.m. to 7:00 a.m.; however, these levels may be exceeded by 10 dBA for a single period no longer than fifteen (15) minutes in any one day.

For impact noise levels, the maximum sound levels described above, increased by 20 dB, shall apply. For purposes of this Ordinance, impact noise shall be considered to be those noises whose peak values, as measured on the impact noise analyzer are more than 6dB higher than the values indicated on the sound level meter.

Noises not under the direct control of an industrial operation (such as motor vehicles, excavation equipment, or other independent transportation facilities) are excluded from the above limitations.

B. Vibration

No activity or operation shall cause or create earth borne vibrations in excess of the displacement values given below. Ground-transmitted vibrations shall be measured with a seismograph or complement of instructions capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in three mutually perpendicular directions. Measurements may be made at points of maximum vibration intensity.

- 1) Vibration Level Restrictions: The maximum peak permitted particle velocities, measured at the adjacent lot line or any point along a residential district boundary line, shall not exceed the following:

Category	Maximum Peak Particle Velocity (in/sec*)
A	0.05 at Lot Line
B	0.10 at Zone Boundary

* In any residential zone, the peak particle velocity shall not exceed 0.02 inches per second during the hours 7:00 a.m. to 9:00 p.m., and shall not exceed 0.01 inches per second during the hours 9:00 p.m. to 7:00 a.m. The maximum particle velocity shall be the maximum vector sum of three mutually perpendicular components recorded simultaneously. Particle velocity may also be expressed as 6.28 times the displacement in inches multiplied by frequency in cycles per second.

For the purpose of this Ordinance, steady state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be

considered impact vibrations. Impact vibrations shall be limited to values no more than twice as high as those specified for the maximum peak particle velocities permitted above.

C. Air Pollution

In all zoning districts, any activity, operation, or device which causes or tends to cause air pollution shall comply with the Illinois Air Pollution Control Regulations and the Performance Standards governing smoke, steam, particulate matter, toxic matter, and odor as herein set forth.

- 1) Smoke: The emission of smoke from all stacks, chimneys, processes, and devices shall not exceed the limitations described below.

Category	Smoke Emissions Permitted
A	No visible smoke from any source of air pollution except once during an eight (8) hour period when smoke up to Ringelmann No. 2 may be permitted for an aggregate of three (3) minutes.
B	Smoke emissions shall not exceed Ringelmann No. 1 or an equivalent opacity of twenty (20) percent. However, smoke up to Ringelmann No. 2 will be permitted for an aggregate of three (3) minutes in any eight (8) hour period.

- 2) Steam: The emission of visible steam (condensed water vapor) from all stacks, chimneys, processes, and devices shall not exceed the limitations described below. For the purpose of this regulation, visible steam is defined as a plume of condensed water vapor droplets having an equivalent opacity of sixty (60) percent or greater.

Category	Steam Emissions Permitted
A	No visible steam (except as the direct result of a combustion process) permitted.
B	No visible steam (except as the direct result of a combustion process) permitted within five hundred (500) feet of a residential district.

- 3) Particulate Matter: The total emission of particulate matter from all stacks, vents, chimneys, flues, and openings of all sources of air pollution on a lot shall not exceed the following limitations:

Category	Total Particulate Matter Emission Limit (pounds per hour per acre of lot)
A	1.0
B	5.0

The emission of suspended particulate matter (windblown emissions) from all stacks, vents, chimneys, flues, openings, storage piles, fugitive sources, and open sources on a lot shall not exceed the following limitations measured across lot lines or district boundaries as indicated below. Suspended particulate matter shall be measured at ground level or habitable elevation, whichever is more restrictive. The limitations shall apply to the contribution by the sources on a lot, over and above background levels.

Category	Suspended Particulate Matter Limitation (above background micrograms per cubic meter)	
	Measured Across	24-Hour Sample
A	Lot Lines	50
B	District Boundary	100

- 4) Toxic Matter: The emission of toxic matter from all stacks, vents, chimneys, flues, openings, storage piles, fugitive sources and open sources on a lot shall not exceed the following limitations measured across lot lines or district boundary lines as indicated below. Measurement shall be taken at ground level or habitable elevation and shall be a twenty-four (24) hour sample. Threshold Limit Value (TLV) of toxic materials adopted by the American Conference of Governmental Industrial Hygienists shall be employed, except when air quality standards for such toxic materials have been adopted by the State of Illinois, in which case the latter shall apply. If a toxic material is not listed, the applicant shall satisfy the Zoning Administrator that the proposed levels will be safe to the general population.

Category	Toxic Matter Emission Limitation	
	Measured Across	Percent of TLV
A	Lot Lines	2.5
B	District Boundary	2.5

- 5) Odorous Matter: The emission of odorous matter from all sources on a lot shall not exceed the following limitations across lot lines or district boundaries, as indicated below. Measurement shall be at ground level or habitable elevation, whichever is more restrictive.

Category	Odorous Matter Emission Limitation	
	Measured Across	Odor Units Per Cubic Foot
A	Lot Lines	4
B	District Boundary	4
All	Residential District Boundary	1

D. Fire and Explosion Hazards

In all districts, any activity involving the manufacture, utilization, or storage of flammable, combustible, and/or explosive materials shall be conducted in accordance with the regulations herein set forth.

- 1) Detonable Materials: Activities involving the storage, utilization, or manufacture of materials or products which decompose by detonation shall be permitted only in accordance with the regulations of each Performance Standard category.

Such materials shall include but are not limited to all primary explosives such as lead azide, lead styphnate, fulminates and tetracene; all high explosives such as TNT, RDX, HMX, PETN, and picric acid; propellants and components thereof such as nitrocellulose, black powder, boron hydrides, hydrazine, and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerine, unstable organic compounds such as acetylides, tetrazoles, and ozonides; strong unstable oxidizing agents, such as perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than thirty-five (35) percent; and nuclear fuels, fissionable materials and products and reactor elements such as Uranium 235 and Plutonium 239.

- (a) Uses subject to Category A standards involving the storage, utilization, or manufacture of materials or products which decompose by detonation are permitted up to five (5) pounds inventory of such materials.
 - (b) Uses subject to Category B standards involving the storage, manufacture, or utilization of materials and products which decompose by detonation are permitted up to five (5) pounds inventory of such materials. The storage and/or utilization (but not manufacture) of materials and products which decompose by detonation may be allowed an inventory in excess of five (5) pounds only as special exception.
- 2) Flammable Solids: In both ORI and M-1 Districts, the storage, utilization, or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted.

The storage, utilization, or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted, provided either of the following conditions is met:

- (a) Said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having no less than two- (2) hour fire resistant exterior walls and protected with an automatic fire extinguishing system; or

(b) Said material, if stored outdoors, will be no less than fifty (50) feet to the nearest lot line.

- 3) Flammable Liquids and Gases: Uses subject to Category A standards involving the storage, utilization, or manufacture of flammable liquids shall be permitted a maximum inventory in accordance with the following table, except that the storage of finished products in original sealed containers of fifty-five (55) gallons or less shall be unrestricted. Spacing and location of storage tanks shall conform with the current Flammable and Combustible Liquids Code of the National Fire Protection Association, Code NFPA-30.

Category Standards	Total Capacity of Flammable Materials Permitted (Gallons*)	
	Above Ground	Below Ground
Category A Standards Flash Point, Closed Cup Tester		
140°F or Higher	50,000	100,000
Above 73°F but below 140°F	25,000	100,000
Below 73°F	5,000	100,000
Category B Standards	Unrestricted	Unrestricted

* When flammable gases are stored, utilized, or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure permitted shall not exceed thirty times the quantities listed above. Tank spacing and diking shall conform to the applicable NFPA Code, except as noted above.

A dike or drainage area shall be provided for all above-ground tanks in conformance with Code NFPA-30.

The diked area or drainage area shall be no less than two (2) times the largest dimension of the diked area or drainage area from the nearest property line. For below-ground tanks, the specified distance shall be two (2) times the largest lateral tank dimension. For example, for a rectangular dike or tank, the largest dimension is measured along the diagonal.

In the M-1 General Manufacturing District the standards for flammable liquids and gases shall be the same for uses subject to Category A standards, as outlined herein, except:

1. The inventory of flammable liquids or gases shall be unrestricted in capacity; and
2. For flammable gases, the appropriate NFPA Code shall be applied in place of NFPA-30.

However, minimum distances from district boundaries, shall be two (2) times

the maximum dimension of the diked area or drainage area, as specified above.

E. Glare:

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

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

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

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

10. Site Development Standards for Industrial Uses

- A. No improvements shall be constructed, erected, placed, altered, maintained, or permitted on any building site until plans and specifications of the proposed improvements have been approved by the Industrial and Commercial Commission of the Village of Tinley Park. Such plans and specifications shall be drawn to scale and shall show, among other things: plot layout and all exterior elevations; materials and colors; signs and landscaping; number and size of parking spaces; driveways; grading, easements, and utilities; proposed building use; number of employees (approximately); and such other information as may be requested by said Commission.
- B. All buildings and improvements shall be constructed and maintained in accordance with the following standards:

1. No building or structure shall be erected nearer than fifty (50) feet to any existing street right-of-way, or nearer than twenty-five (25) feet to the side property lines of any building site;
2. Building construction and design shall be used to create a structure with four (4) equally attractive sides of high quality, rather than place all emphasis on the front elevation of the building while neglecting or down grading the aesthetic appeal of the side and rear elevations of the building;
3. All on-site electrical telephone and other utility lines shall be underground and shall not be exposed on the exterior of any building or structure;
4. All loading docks must be located at least sixty (60) feet from the front lot line. No trucks, or portion thereof, shall be allowed to park in any street while loading or unloading;
5. Any outside storage for equipment, raw materials, semi-finished and finished products, waste, or refuse must be located to the rear of the principal building and shall be screened from streets and adjoining property by a wall, solid fence, or hedge at least eight (8) feet in height.
6. There shall be maintained on each site facilities for parking and passenger loading and unloading sufficient to serve the business conducted thereon without using adjacent streets. Parking areas and access drives and loading areas shall be paved with an impervious surface such as asphalt or concrete and shall be graded to assure proper drainage. No parking shall be permitted within ten (10) feet of the right-of-way line of any street, and no more than twenty-five (25) percent of the area between the front setback line and the street right-of-way line shall be used for parking areas and access drives.
7. Every site on which a building or structure is placed shall be landscaped according to plans approved in writing by the Industrial and Commercial Commission. Such landscaping plan shall include information regarding other customary landscape treatment for the entire site. Further, it shall be the responsibility of the owner of the building site to landscape and maintain the area between the lot lines and the street pavement adjacent to the owner's building site. Landscaping shall be installed within sixty (60) days of the completion of construction or as soon thereafter as weather conditions permit.
8. The Industrial and Commercial Commission shall base its recommended approval (or disapproval) on compliance with the standards of the Tinley Park Zoning Ordinance and such other things as: the adequacy of site dimensions; the effect of the proposed location and use on the development or maintenance of improvements on neighboring sites; the proposed operations and uses; the effect upon neighboring sites of the topography, grade and finished ground elevations proposed for the site; coordination of landscaping within the site or with neighboring sites; and the facing of the main elevation with respect to nearby streets, the extent to which the design of

all proposed elevations is integrated.

11. **Temporary Uses:** Upon application to the Building and Planning Department's review and recommendation by the Zoning Administrator and issuance of a permit therefore, the following uses may be operated as temporary uses:
- A. Temporary building of yard for construction materials and/or equipment, both incidental and necessary to construction in the Zoning District: Each permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than five (5) successive periods at the same location.
 - B. Temporary office, both incidental and necessary for the sale or rental of real property: Each permit shall specify the location of the office and the area of permitted operation. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than five (5) successive periods at the same location.
 - C. Temporary signs shall be provided for in Section IX.D.7 of this Ordinance.
 - D. Bazaar, dance and/or carnival; provided, however, that each permit shall be valid for a period of not more than seven (7) days; and provided, further, that a period of at least ninety (90) days shall intervene between the termination of one permit and the issuance of another permit for the same location.
 - E. The sale of tropical plants; provided, however, that the applicant for the temporary business license and/or the sponsor of the sale must be a not-for-profit corporation in the Village of Tinley Park or other not-for-profit entity in the Village of Tinley Park, and further provided that any such permit shall be valid for a maximum period of thirty (30) days, no more than twice in any given calendar year, and a temporary business license may be issued not more than twice a year for the same location, applicant or entity.
 - F. The sale of holiday trees, provided, that the applicant illustrates that the following criteria have been met:
 - (1) That a temporary business license has been applied for and received;
 - (2) That the sales must benefit a registered not-for-profit corporation within the Village of Tinley Park or other registered not-for-profit entity within the Village of Tinley Park, or a sponsor of a registered not-for-profit organization within the Village of Tinley Park which would receive a donation from the permit holder.
 - (3) That a copy of a signed agreement with the not-for-profit organization has been submitted, indicating the type of not-for-profit status of the organization and the amount of the donation; and
 - (4) That copies of a valid Department of Agriculture Nurseryman's Certificate and a valid Dealers Registration from the supplier of the trees have been submitted.

G. Parking Lot designated for a special event; provided, however, that each permit shall be valid only for the duration of the designated special event.

12. **Adult Regulated Uses:** In the development and execution of this Ordinance, it is recognized that there are some adult uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby having a deleterious effect upon the adjacent areas.

Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this Section. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area (i.e. not more than two such uses within one thousand (1,000) feet of each other which would create such adverse effects). Uses subject to these controls are as follows: Adult Book Store; Adult Motion Picture Theater; Adult Mini Motion Picture Theater; and Adult Entertainment Cabaret.

A. The President and Board of Trustees may waive this locational provision if the following findings are made:

- (1) That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this Ordinance will be observed;
- (2) That the proposed use will not enlarge or encourage the development of a “skid row” area;
- (3) That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal; and
- (4) That all applicable regulations of this Ordinance will be observed.

B. It shall be unlawful to hereafter establish any Adult Book Store, Adult Motion Picture Theater, Adult Mini Motion Picture Theater, or Adult Entertainment Cabaret within one thousand (1,000) feet of any area zoned for residential use or use by churches or schools. This prohibition may be waived if the person applying for the waiver shall file with the Zoning Board of Appeals a petition which indicates approval of the proposed regulated use by sixty (60) percent of the persons owning, residing or doing business within a radius of one thousand (1,000) feet of the location of the proposed use, the Petitioner shall attempt to contact all eligible locations within this radius, and must maintain a list of all addresses at which no contact was made.

The Zoning Board of Appeals shall adopt rules and regulations governing the procedure for securing the petition of consent provided for in this section of the Ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the circulator personally witnessed the signatures on the petition and that the same were affixed to the petition by the person whose name appeared thereon.

- C. The Zoning Board of Appeals shall not consider the waiver of location requirements set forth in this Section until the above described petition shall have been filed and verified.
- D. In the application of the provisions of the Adult Regulated Uses, the following definitions shall apply:
 - 1. “Specified Anatomical Areas” shall include:
 - a) Those that are less than completely and opaquely covered, including human genitals (pubic region), buttocks, and female breasts below a point immediately above the top of the areola; and
 - b) Human male genitals in a discernible turgid state, even if completely and opaquely covered.
 - 2. “Specified Sexual Activities” shall include:
 - a) Human genitals in a state of sexual stimulation or arousal;
 - b) Acts of human masturbation, sexual intercourse, or sodomy; and
 - c) Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts.

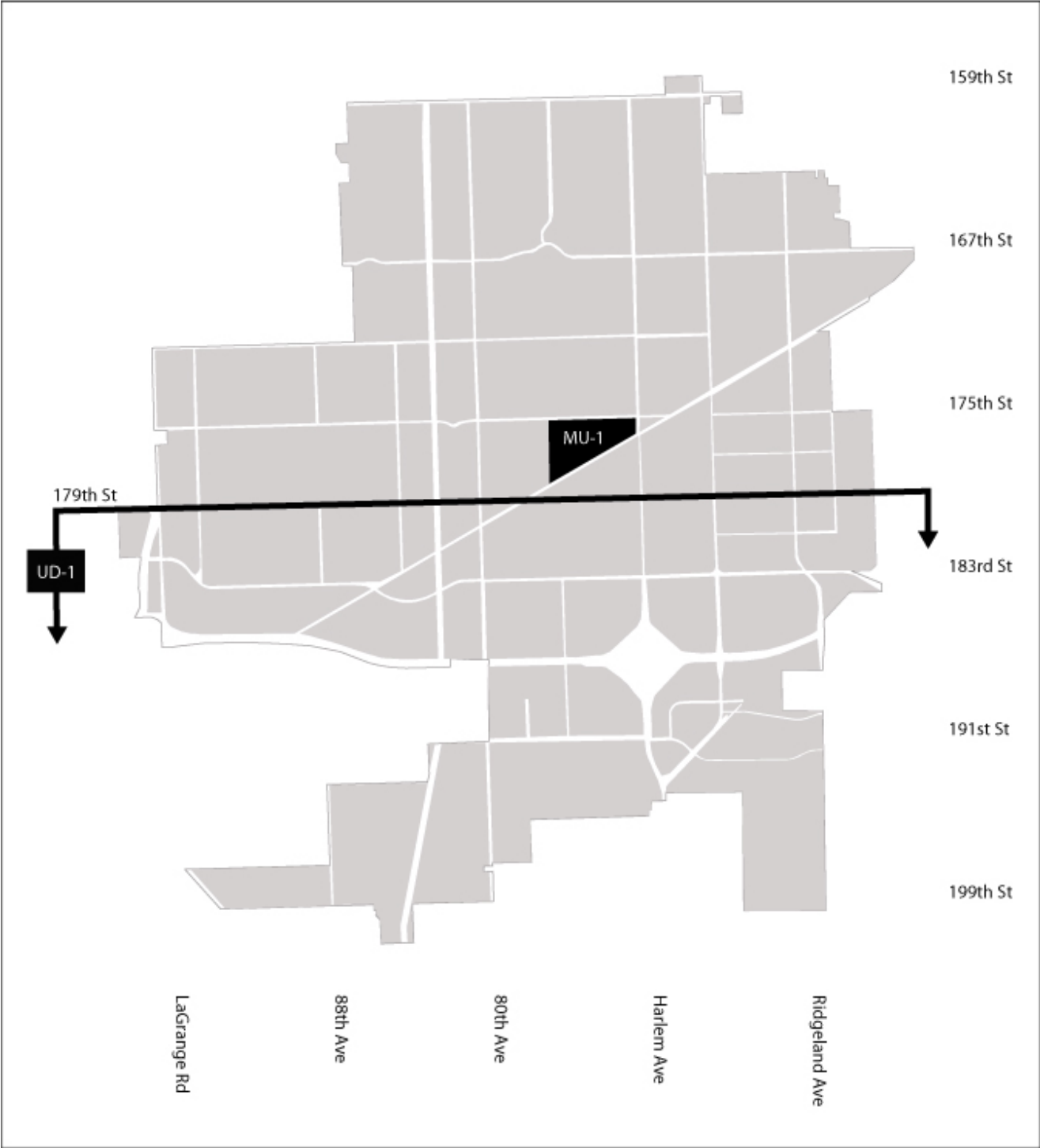
D. OVERLAY DISTRICT REGULATIONS

General:

Overlay Zoning Districts consist of regulations that address specific subjects that require special treatment in light of geographical characteristics and/or zoning policies. Where an Overlay District has been designated within the Village of Tinley Park, the regulations of that Overlay District shall supersede or supplement, as applicable, the regulations of the base zoning district(s).

Map:

The map below indicates the general locations of the existing Overlay Districts within the Village of Tinley Park.



1. **Mixed-Use Duvan Drive Overlay District:**

A. Description of District:

(1) Purpose and Intent:

This Overlay District is intended to provide for business and light industrial uses in the Duvan Drive Business Park along with some automobile related uses compatible with the area.

(2) Impact Area:

Generally located at the southwest corner of 175th Street and Duvan Drive, described as: That part of the northeast Quarter of Section 36, Township 36 North, Range 12 East of the Third Principal Meridian lying north of the northly Right of Way line of the Chicago, Rock Island and Pacific Railroad (excepting therefrom the west 1,534.60 feet of the east 2009.6 feet of the north 495.65 feet), all in Cook County, Illinois.

(3) Uses:

Section V(B) of this Ordinance contains a Schedule of Permitted Uses Table for the MU-1 Overlay District.

(4) Base Zoning:

The base zoning for this Overlay District is ORI Office and Restricted Industrial.

2. **Urban Design Overlay District:**

A. Description of District:

(1) Purpose and Intent:

This Overlay District is intended to establish and promote specific design standards concerned with the character and placement of non-residential buildings within the district, including parking and other accessory uses, as well as the role and nature of the spaces between the buildings and the public streets. The intent of this district is to create development patterns that accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties.

(2) District Boundaries and Regulated Area:

The district includes all properties abutting the north side of the 179th Street right-of-way and extending south, east, and west to the Village limits, both existing and future.

(3) Uses:

Unless otherwise noted, the use standards of the base zoning district shall regulate the uses allowed in this Overlay District. Section V(B) of this Ordinance contains a Schedule of Permitted Uses Table for each of the Village zoning districts.

(4) Applicability:

Unless otherwise noted, the regulations in Section V.D(2).d below shall apply to buildings with a building footprint below one hundred thousand (100,000) square feet. A building with a footprint over one hundred thousand (100,000) square feet shall follow the lot and bulk regulations established by the property's base zoning district classification and all other applicable regulations set forth herein.

B. Parking Lots and Drive-Thrus:

(1) Intent:

The intent is to create a streetscape that is defined by buildings rather than parking lots, loading facilities, trash storage areas, drive-thrus, or other service operations.

(2) Regulations:

- a. Surface parking lots must be located to the rear or side of buildings. Parking cannot be located in the front yard.
- b. Drive-thru facilities shall be located to the rear or side of a building of any size.
- c. Loading and other service operations that are part of a building of any size must be screened from view of the street by a combination of plantings, a berm and/or fencing as outlined in the Village's Landscape Ordinance.

C. Access:

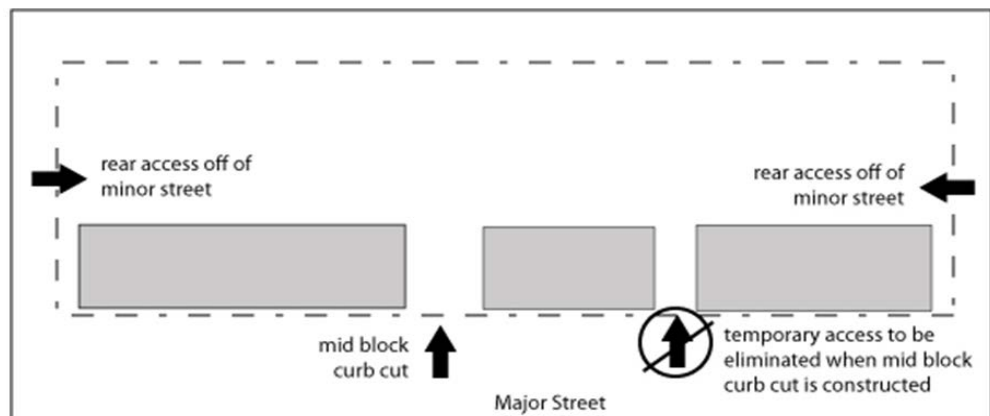
(1) Intent:

- a. Each site must provide opportunities for the public to bike, walk, drive, or take public transportation to, among, and within the development while minimizing the conflicts between these methods. The regulations below apply to developments and buildings of all sizes.

(2) Regulations:

- a. A public sidewalk of no less than six (6) feet in width must extend across the front of the lot.
- b. Non-motorized transportation improvements shall be completed on and around the property as outlined in the Village's Active Transportation Plan, as amended.

- c. Direct access must be provided into the buildings from public sidewalks via a walkway.
- d. Each development shall include an approved pedestrian circulation system (sidewalks, pavement striping, etc.) that provides pedestrian linkages to and from public transportation, among buildings, among parking lots and buildings, and among adjacent uses.
- e. Village approved and recorded cross-access easements are required among adjacent uses.
- f. A maximum of one (1) curb cut shall be allowed per property.
- g. When parking lots adjoin each other, vehicular access shall be provided in the rear of parcels via Village-approved drive aisles and recorded easements from neighboring properties. Unless otherwise recommended by the Plan Commission and approved by the Village Board, ingress and egress points on a block shall include access to the rear of the properties from the minor streets and a single mid block curb cut on the major street.
- h. A maximum of one (1) temporary curb cut is allowed per property. The maximum width of a curb cut is thirty (30) feet, and no curb cut can be closer than one hundred (100) feet to an intersection, or be located within a dedicated turn lane. Temporary curb cuts will be allowed but must be eliminated when the permanent mid-block curb cuts are approved and constructed. A restrictive covenant shall be recorded against the property for which a temporary curb cut is provided, which covenant will require the elimination of the temporary curb cut, the demolition of the portion of the drive located in the right-of-way, and the reconstruction of the right-of-way to meet the Village's street and landscape standards. Financial security in a form and amount acceptable to the Village shall be provided to ensure that all required work is completed when the temporary curb cut is eliminated.



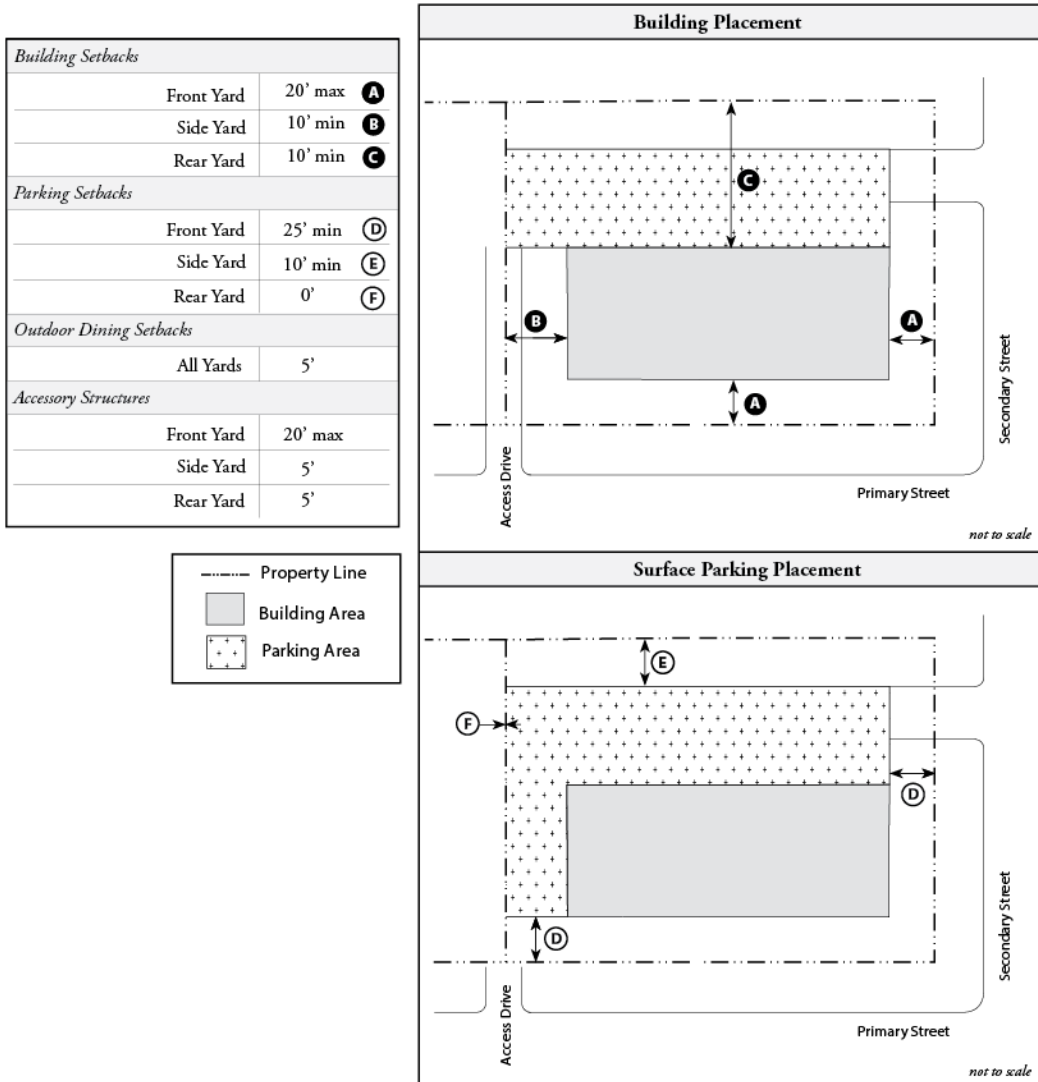
D. Dimensional Standards:

(1) Intent:

To provide a consistent and cohesive urban development pattern within the district by requiring buildings and public spaces, not the parking, to define the character of the area.

(2) Regulations:

The underlying property zoning for each individual building/property shall govern those lot and bulk standards not identified in the table below.



E. Building Design & Signage:

(1) Intent:

Buildings shall incorporate a variety of elements (such as canopies and glass storefronts) to enhance the streetscape and the pedestrian environment.

(2) Regulations:

- a. The main entrance to a building shall be oriented toward the major street, be prominent, and pedestrian accessible.
- b. One-third (1/3) of the length of the property line along the main street frontage, excluding driveways, shall be occupied by the facade of the building or outdoor dining facilities.
- c. Any storefront located on the elevation facing a public street shall remain seventy-five (75) percent transparent.
- d. Additional wall signage on the rear facade, equal to that allowed on the front facade, will be permitted if all storefronts located on the elevations facing a parking zone remain fifty (50) percent or greater, transparent. If storefronts are less than fifty (50) percent transparent, then the wall signage on the rear facade can not exceed fifty (50) percent of that allowed on the front facade. When storefronts are not utilized, additional wall signage not to exceed seventy-five (75) percent of that allowed on the front facade shall be permitted.

F. Large Scale Development:

(1) Intent:

- a. To maximize the potential for a pedestrian scaled, big box development that merges with neighboring uses by minimizing the impact of parking lots, drive-thrus, and national chain architecture.

(2) Regulations:

- a. The following regulations shall apply to developments containing building footprints greater than one hundred thousand (100,000) square feet.
- b. When provided, small buildings, or outlots, shall be oriented to screen the larger buildings and parking areas.
- c. Parking areas between the larger buildings and the smaller buildings shall be designed in a manner to encourage cross-access and shared parking.
- d. If a large building is located along a major or minor street, or an internal access road, the abutting facade(s) shall contain liner uses (uses that are housed in

structures that are attached or within the larger building and have a separate point of ingress and egress) or the entire wall shall include architectural detail such as fenestrations, display windows and other architectural features.

3. **Rich Township Entertainment and Tourism Overlay District:**

A. Description of District:

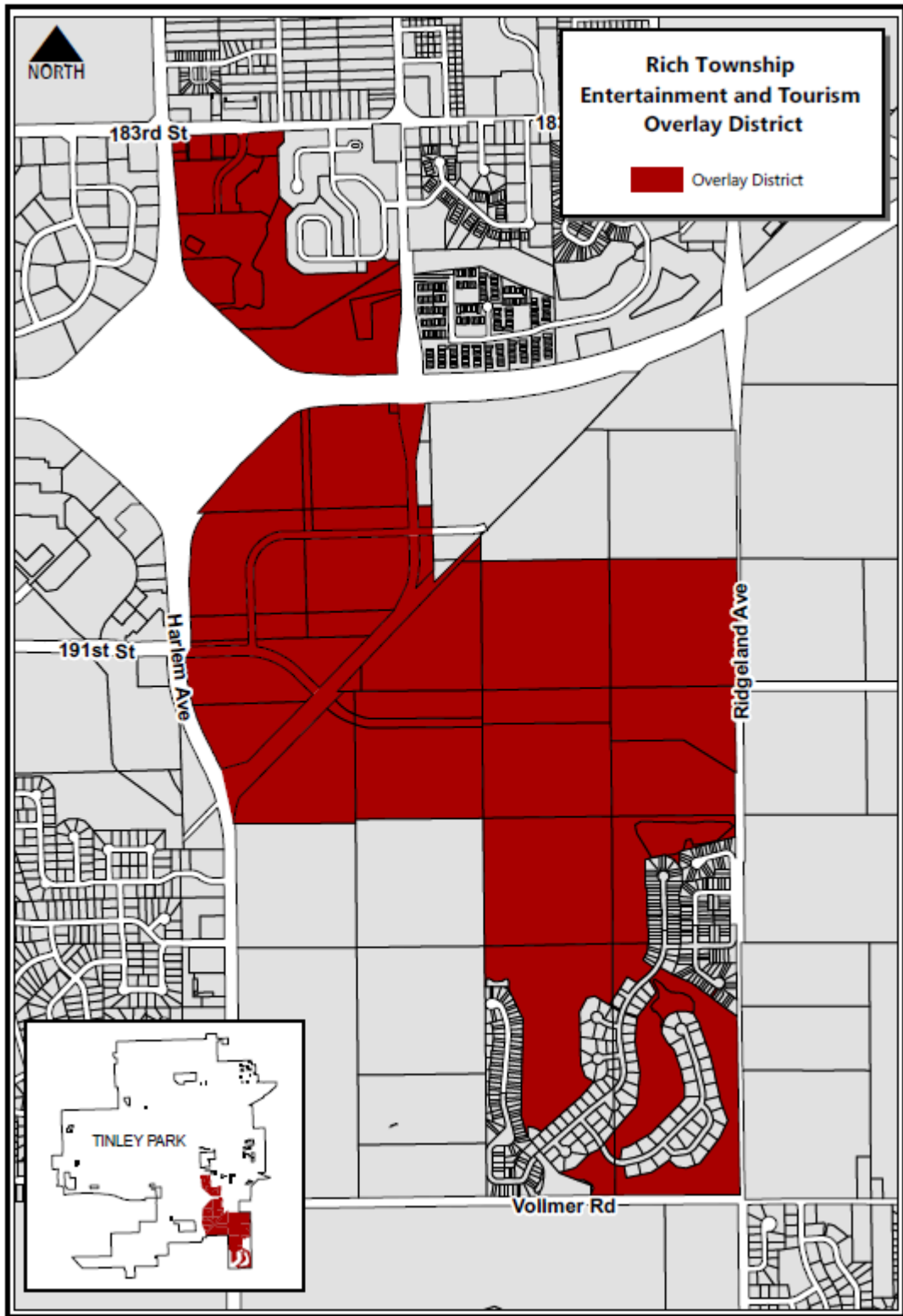
(1) Purpose and Intent:

This Overlay District is intended to provide unique use and district-wide signage requirements for the Rich Township Entertainment and Tourism District, which is an entertainment, shopping, dining, hotel, convention center, and concert venue oriented entertainment and tourism area located within the Village.

(2) District Boundaries and Regulated Area:

This district includes commercially-used and zoned properties and excludes residential and industrially-used or zoned properties (except it includes one residentially-zoned area, which is commercially-used (Golf Course)) located within the boundary described as: those areas of Rich Township south of 183rd Street, west of Ridgeland Avenue, east of Harlem Avenue (excepting properties in Rich Township directly adjacent to the west side of Harlem Avenue), and north of Vollmer Road within the corporate limits of the Village of Tinley Park.

It is the intention of this district to specifically exclude any residentially-used and industrially-used properties.



(3) Uses:

In order to promote tourism and entertainment uses that promote the economic development of the Rich Township area, the uses below shall be considered applicable to the properties within the District Boundaries and shall supersede the existing permitted and special uses permitted by the Schedule of Regulations set forth in Section V.B (Schedule of Regulations, Table I). Additionally, the properties within this district are subject to the Urban Design Overlay set forth in Section V.D.2.

Permitted Principal Uses

Antique stores/malls
Automobile sales and rental with accessory automotive repair/service
Banks and banks with drive-through facilities
Bed and Breakfasts
Convention Centers
Concert venues
Event halls
Golf courses (any size, including miniature whether run for profit or by approved not for profit entities)
Hotels, motels, or motor inns
Indoor commercial recreation (any size)
Microbreweries, wineries, and distilleries
Medical or dental clinics (less than 7,500 square feet)
Offices, businesses and professional services (less than 1,393.5456 square meters)
Outdoor commercial recreation (any size)
Pharmacies without drive-through facilities
Retail uses and shopping centers
Restaurants and Restaurants with drive-through or drive-in facilities
Spas, day spas, beauty parlors
Service establishments, personal and pet related
Theaters, Performing Arts, and Entertainment uses (not including adult regulated entertainment)
Tourism-oriented businesses and accessory wayfinding signage
Transit and public transportation facilities, including passenger shelters
Wedding chapels
Publically sponsored special events

Special Uses

Automobile car washes
Automobile service stations
Automobile repair shops and body shops
Currency exchanges
Daycare facilities and centers
Flea markets
Funeral homes and mortuaries
Outdoor display of goods
Pharmacies with drive-through facilities
Planned Unit Developments

Public utility and governmental uses
Medical or dental clinics (greater than 7,500 square feet)
Offices, businesses and professional services (greater than 15,000 square feet)
Taverns
Temporary uses, as recommended by the Plan Commission and approved by the Village Board
Other similar and compatible uses to those allowed as “Permitted Uses” and “Special Uses” as recommended by the Plan Commission and approved by the Village Board

Prohibited Uses

Adult regulated uses
Billboards and off-site signs (except as allowed by this Section)
Animal hospitals, kennels, and pounds
Building materials sales, storage, and millwork
Contractor’s offices and shops - Plumbing/heating/air-condition service businesses
Churches, synagogues, mosques, and religious organizations
Clubs, memberships, not including retail clubs
Educational facilities (technical, vocational, elementary, secondary)
Educational facilities (college/university/junior college – campus or satellite)
Fraternal, philanthropic and eleemosynary uses
Frozen food lockers
Fruit and vegetable stands
Gun dealers and gun ranges, not including sporting stores that sell guns as an ancillary use
Heavy equipment sales and rental
Industrial and manufacturing uses
Medical marijuana dispensaries
Self-storage facilities
Thrift stores or resale shops

- (4) Applicability:
Unless otherwise noted, the regulations of this Overlay District will apply to all properties located within the District boundaries.

B. Signage:

- (1) Intent:
- a. It is intent of this ordinance to differentiate the needs of signage for this unique tourism, shopping, and entertainment area, which may require larger wayfinding signage, larger commercial signage, and special allowances for variable electronic message center signs than permitted in the remainder of the community due to unique economic and taxation challenges within Rich Township. The unique needs of this district, that create a differentiation from the rest of the Village serve as the reasons for establishing the boundaries of the district, include:

- i. Interstate highway-orientation of this district;
- ii. Desire of the Village to promote the tourism and entertainment aspects of the district;
- iii. Greater wayfinding needs for entertainment/tourism-based districts;
- iv. Coordination amongst district businesses to promote this district as a particular node of unique commercial activity;
- v. Significant traffic counts expected for concerts, special events, and certain shopping seasons; and
- vi. The unique economic development and redevelopment needs of the district within Rich Township, Cook County.

An existing non-conforming sign, once used for the amphitheater, exists along I-80 that is currently not used. The Village finds that it is in its best interest to consider an adaptive reuse of the sign with appropriate regulations.

- b. It is also the specific intent of the signage within this district to serve only the licensed businesses and special events that are physically located within the District and to serve the needs of the tourists within the Rich Township Entertainment and Tourism District.
- c. It is not the intent of the signage within this district to create off-site signage opportunities or billboard-oriented signage within the community.

(2) Regulations:

a. District Freestanding Entrance Sign

- i. One (1) freestanding sign with a total height of no more than 80 feet (measured from the adjacent grade) will be allowed for the purposes of serving the entire District with interstate-oriented signage. This sign shall be placed on one single property that is immediately adjacent to the I-80 Interstate and must be located within the boundaries of the District.
- ii. The sign must contain a static panel denoting only the name of the District and this panel should be not less than 20% of the total sign face area of the sign.
- iii. The sign may contain a dynamic variable electronic message sign (DVEMS). The total sign face area of this portion of the sign may not exceed 1,300 square feet per side (two sides maximum). The DVEMS must comply with all the standards for DVEMS/electronic message centers outlined under Section IX (Sign Regulations) of the Zoning Ordinance.

- iv. The freestanding sign may contain only one district name static panel and the DVEMS. There can be no other permanent or temporary signs attached to this freestanding sign unless granted a Variation by the Village.
- v. The DVEMS portion of the sign may only contain the following:
 - a. Advertising of licensed businesses that have a physical location within the District;
 - b. Promotion of special events (in particular amphitheater concerts, special events, and sales promotions) located on properties within the District;
 - c. Promotion of community sponsored events within the Village that support tourism (parades, festivals, athletic events);
 - d. Emergency notices, special wayfinding notices, traffic control notices, and any other public service notices as deemed necessary by the Village of Tinley Park or the Illinois Department of Transportation.
- vi. The DVEMS portion of the sign is expressly prohibited from displaying the following:
 - a. Advertising products and services for a business that does not hold a business license in the Village and/or does not occupy a physical location in the Village (for example, CarMax can advertise, but Ford Motor Company or General Motors cannot advertise);
 - b. Advertising individual products or sales items within a business located within the district (for example, CarMax can advertise their business, but not individual cars for sale);
 - c. Out-of-Rich Township District commercial advertising.
- vii. The freestanding sign must meet the requirements for architectural compatibility and landscape as set forth in Section IX of the Village Zoning Ordinance. A site plan and elevation plan will be required to be approved by the Village prior to the sign receiving building permits. The sign cannot be operational prior to building permit approval.
- viii. Any changes to this sign, including a sign face change, must comply with the provisions of this Zoning Ordinance and must be approved by the Village Board. The “District Name” panel, required by this ordinance, may not be changed without the express consent of the Village.
- ix. The sign and any part of the freestanding sign structure must be appropriately maintained and the DVEMS portion of the sign must also be maintained and operational in accordance with Section IX of the Village’s Zoning Ordinance. If the sign ceases operation or becomes a public nuisance, the Village may require its demolition. If the sign is damaged due to an act of God, the sign may not be altered from its original condition other than through the approval of the Village.

b. Wayfinding Signs

- i. Intent: The Village of Tinley Park intends to develop a municipal wayfinding program to benefit the businesses within the Rich Township Entertainment and Tourism District and the Village as a whole. This wayfinding will direct tourists and visitors to the district and showcase the major entertainment and tourism-oriented businesses within the District, the downtown, and other entertainment and tourism-oriented areas of the Village.
- ii. The Village shall provide signage of various sizes and design within the public right of way for wayfinding, consistent with a comprehensive wayfinding program. This wayfinding program shall be permitted by right and shall not require the permission of adjacent property owners or business owners, as the Village Board will have final approval of any comprehensive wayfinding program.
- iii. The Village's wayfinding program shall be documented through right-of-way permits.
- iv. Individual businesses may not provide wayfinding signage outside of the limits of their property that may conflict with or compete with the municipal wayfinding program.