

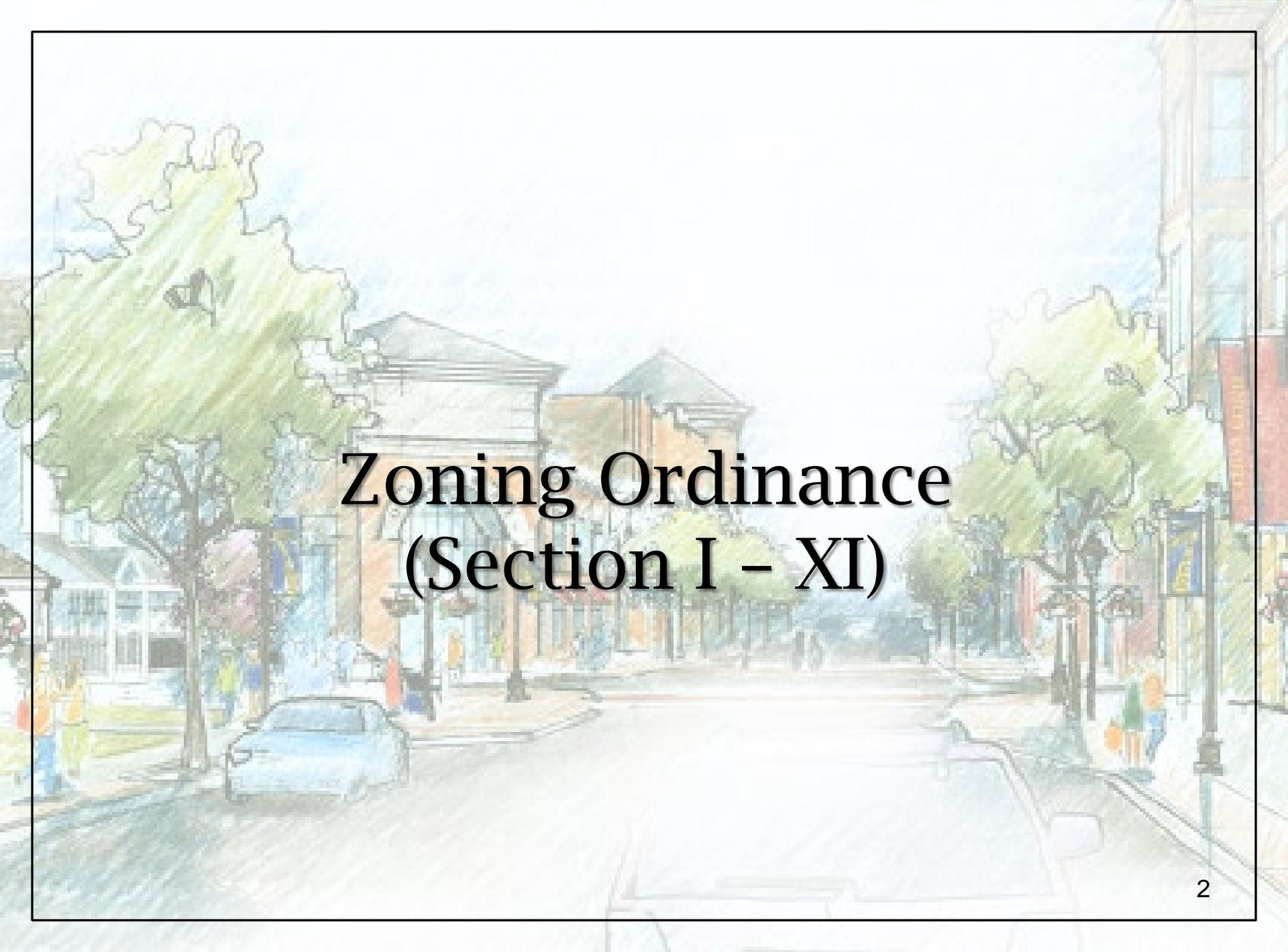
# Zoning Ordinance Resident Advisory Committee

*Introduction Meeting*

*March 24, 2016  
5:45 p.m.*

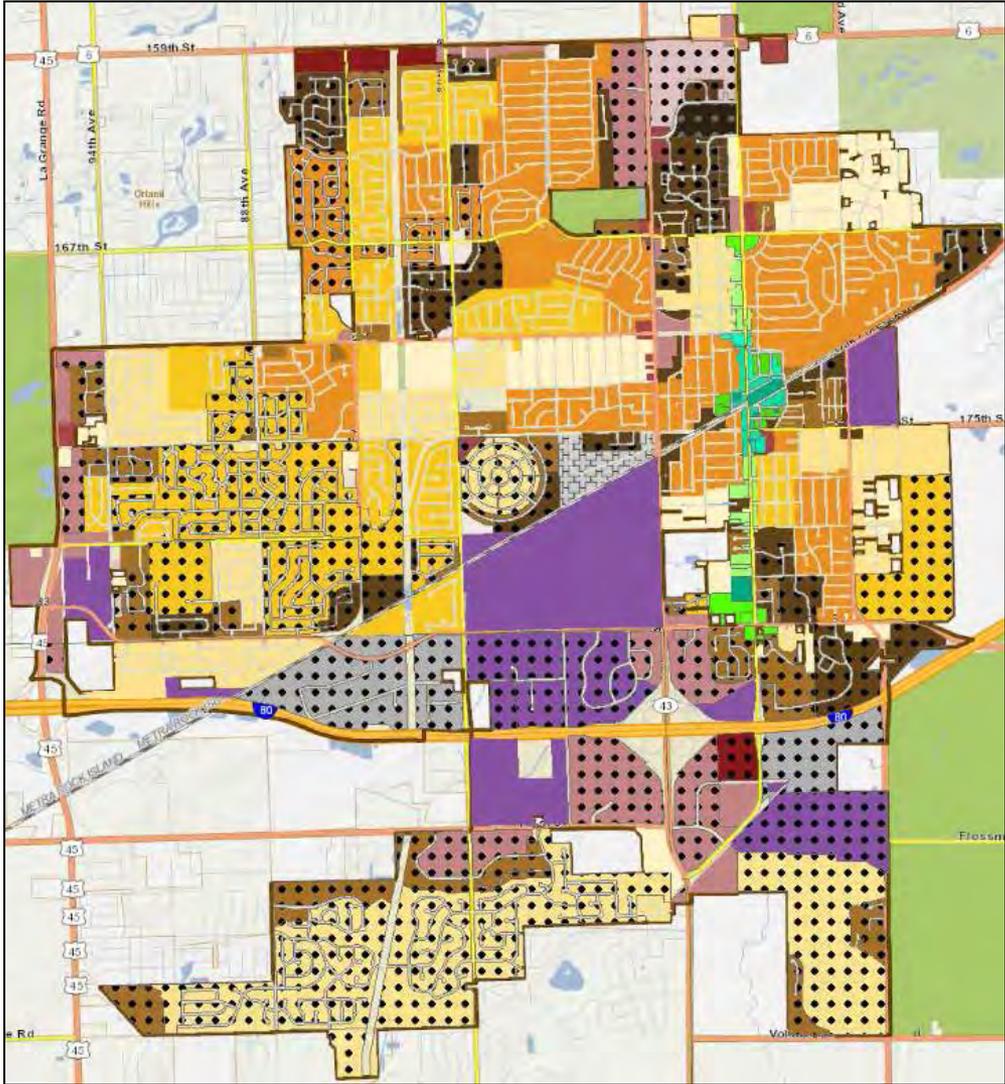


*Village of Tinley Park, Illinois*



# Zoning Ordinance (Section I - XI)

# ZONING MAP



- B1
- B2
- B2 PD
- B3
- B3 PD
- B4
- B4 PD
- B5
- B5 PD
- C
- CV
- DC
- DF
- DG
- M1 PD
- NF
- NG
- ORI
- ORI MU-1
- ORI PD
- R1
- R2
- R2 PD
- R3
- R3 PD
- R4
- R4 PD
- R5
- R5 PD
- R6
- R6 PD
- R7 PD

# ZONING DISTRICTS

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## RESIDENTIAL

Single-family, Multi-family, Townhomes; Low, Medium and High Density Districts



## BUSINESS

Retail and Service Businesses that address local and regional needs (B-1 to B-3); Office Uses (B-4); Automotive District (B-5)



## INDUSTRIAL

Low intensity industrial and office/research facilities (ORI);



General Manufacturing (M-1)

## OVERLAY DISTRICTS

*Mixed-Use Duwan Drive (MU-1); Urban Design Overlay (UD-1 )*

# U S E S

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**Permitted Use:** Permitted without additional review provided use conforms with requirements of district.

**Special Use:** Additional review by Plan Commission (Public Hearing); must consider impact upon neighboring property and public need.

**Non-conforming Use:** Uses or buildings that become non-conforming due to adoption of a new code; cannot be expanded and if abandoned must be brought into compliance.



# USES BY ZONING DISTRICT

## SCHEDULE I – SCHEDULE OF PERMITTED USES (BY DISTRICT)

<b>R-1 SINGLE-FAMILY RESIDENTIAL</b>	
Cemeteries, including crematoriums and mausoleums*	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*	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
<b>R-2 SINGLE-FAMILY RESIDENTIAL</b>	
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
<b>R-3 SINGLE-FAMILY RESIDENTIAL</b>	
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
<b>R-4 SINGLE-FAMILY RESIDENTIAL</b>	
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

# DISTRICT REQUIREMENTS

## 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 <i>(feet)</i>	Maximum Floor Area Ratio
	Interior Lots		Corner Lots		Lot Area per D.U. <i>(square feet)</i>	Front Yard	Side Yards <sup>2</sup>		Rear Yard		
	Lot Area <i>(square feet)</i>	Lot Width <i>(feet)</i>	Lot Area <i>(square feet)</i>	Lot Width <i>(feet)</i>			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 Residential <sup>1</sup>											
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 Residential <sup>1</sup>											
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 Residential <sup>1</sup>											
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

# ADMINISTRATION

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## **Zoning Board of Appeals (ZBA)**

Seven (7) member Board providing recommendations to the Village Board regarding:

- Variations from Zoning Ordinance (not including Legacy Code)
- Waive parking requirements
- Appeals of Zoning Administrator decisions
- Zoning Ordinance Interpretation



*2-4 month process*

# ADMINISTRATION

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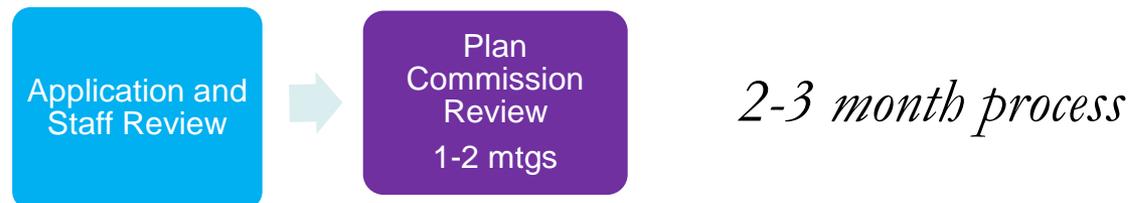
## Plan Commission

Nine(9) member Commission providing recommendations to the Village Board regarding:

- Special Uses (Public Hearing required)
- Text/Map Amendments (Public Hearing required)
- Variances from Legacy Code (Public Hearing required)
- Plat Approvals
- Long range planning issues



- Final Approval Authority for Site Plan Approval



An architectural rendering of a campus plan, showing a central courtyard with a fountain, surrounded by various buildings, walkways, and green spaces. The drawing is in a sketchy, hand-drawn style with light colors.

# Overview of the Legacy Plan

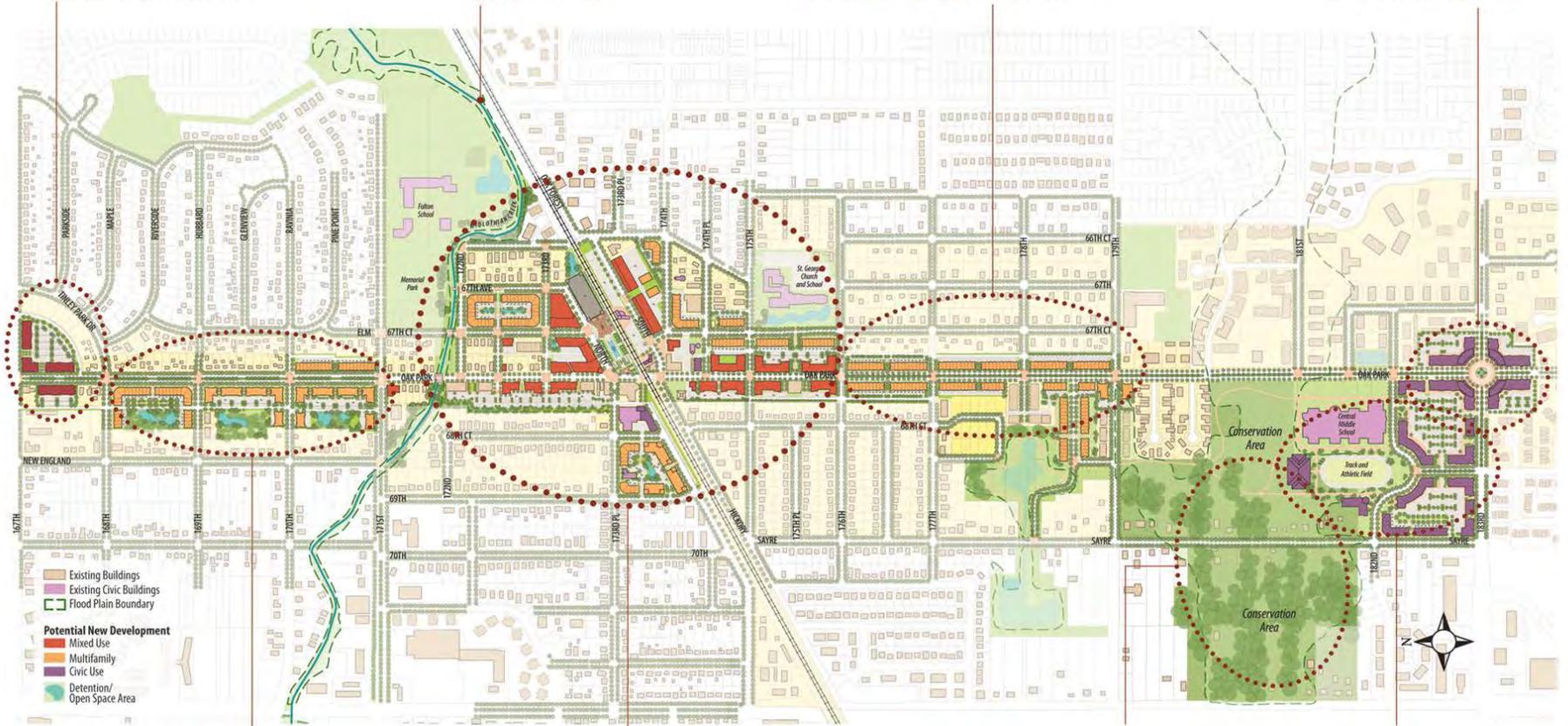
# Illustrative Master Plan

**North Gateway**  
to Downtown Tinley Park with  
attractive neighborhood retail

**Midlothian Creek**  
as a major Downtown  
open space amenity

**South Oak Park**  
showcasing long term transition from commercial to  
residential uses along a landscaped boulevard

**South Gateway**  
with a landscaped roundabout  
and distinctive architecture



**North Oak Park**  
showcasing long term transition from  
commercial to residential uses along a  
landscaped boulevard

A well defined and distinct Downtown Core  
with retail and taller mixed-use buildings  
concentrated around the train station

**Conservation Area**  
to preserve the existing  
floodplain and tree groves

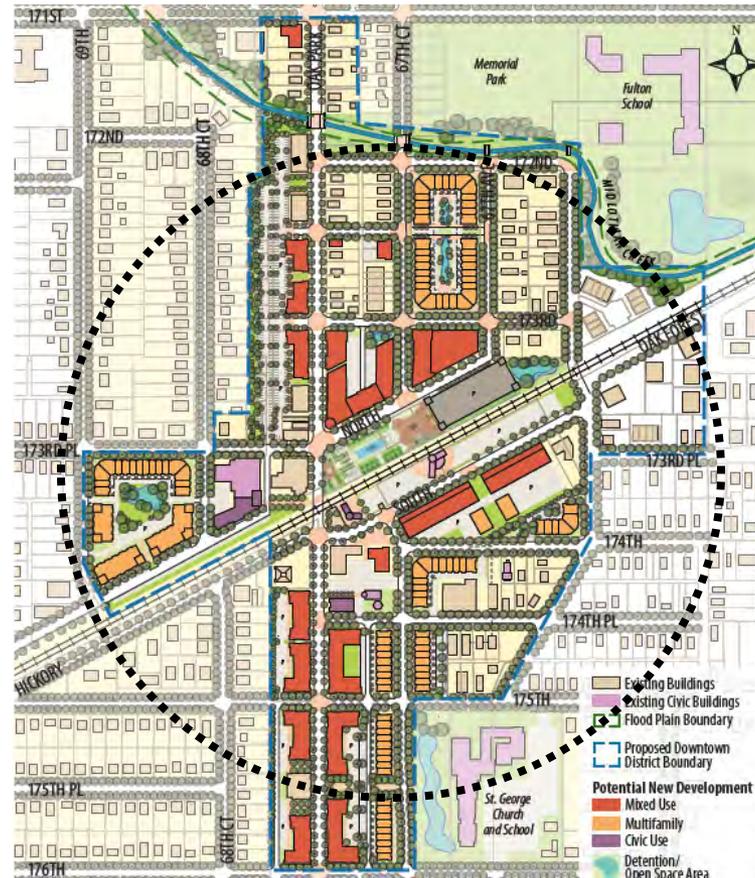
**South Campus**  
showcasing civic, institutional  
and other compatible uses  
around shared open areas

# THE VISION



# PLAN PRINCIPLES

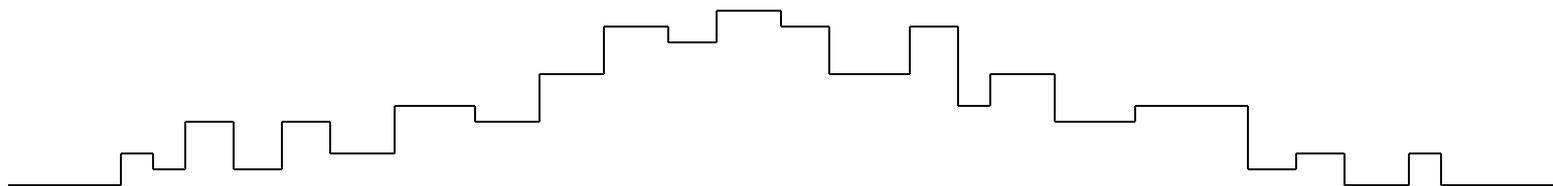
Maximize the number of people within walking distance of the Train Station



# PLAN PRINCIPLES

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Concentrate density and taller structures at the Core



North Oak Park Avenue

Core

South Oak Park Avenue

# PLAN PRINCIPLES

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Transition from commercial uses to residential uses outside the Core



# PLAN PRINCIPLES

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Transition from commercial uses to residential uses outside the Core



# PLAN PRINCIPLES

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Transition from commercial uses to residential uses outside the Core



# PLAN PRINCIPLES

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Create a walkable Downtown



# PLAN PRINCIPLES

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Create a walkable Downtown



# PLAN PRINCIPLES

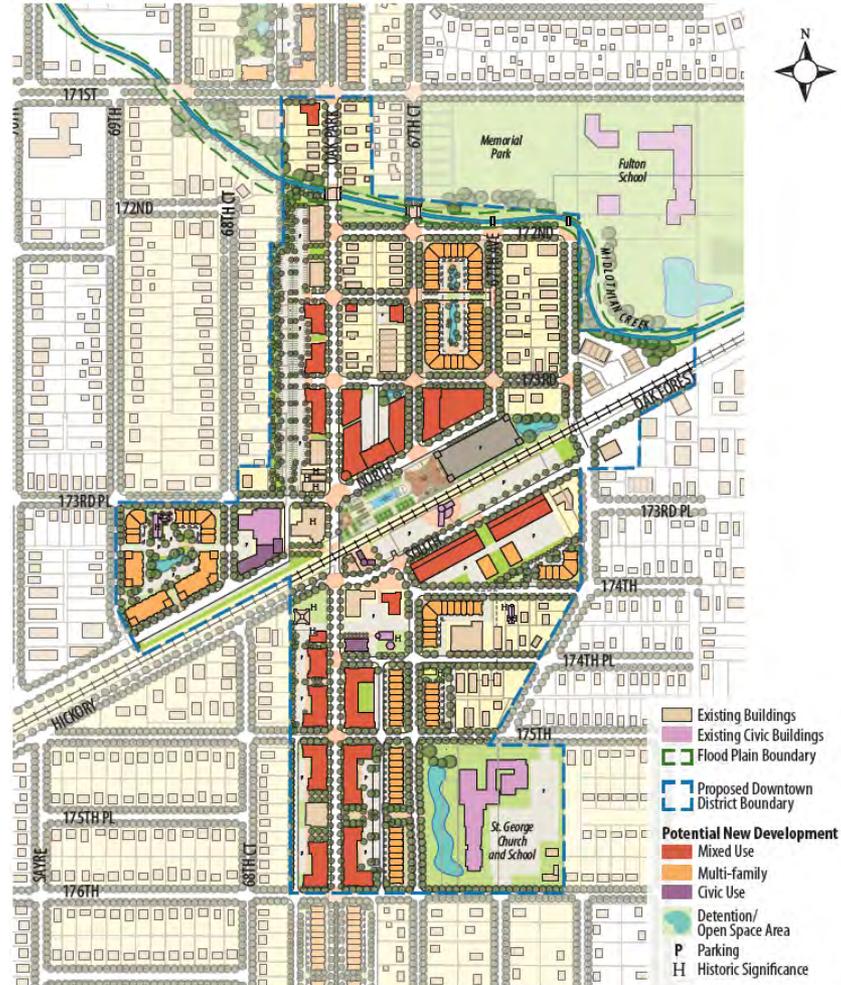
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Create a walkable Downtown



# DISTRICTS

## Downtown Core



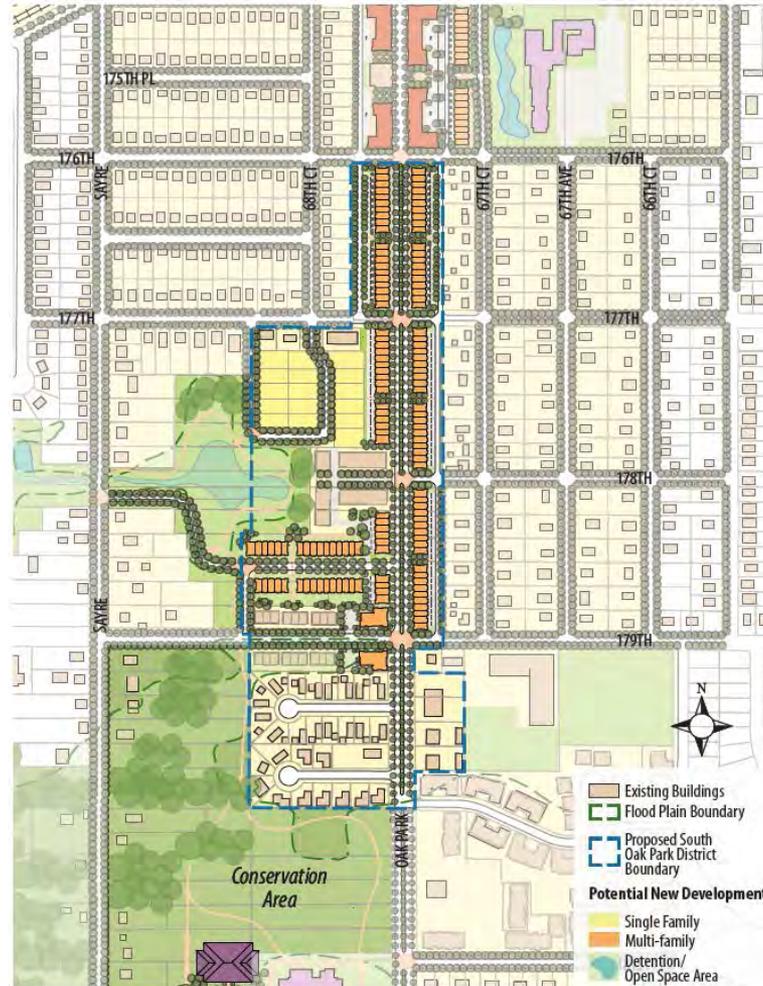
# DISTRICTS

## North Oak Park Avenue



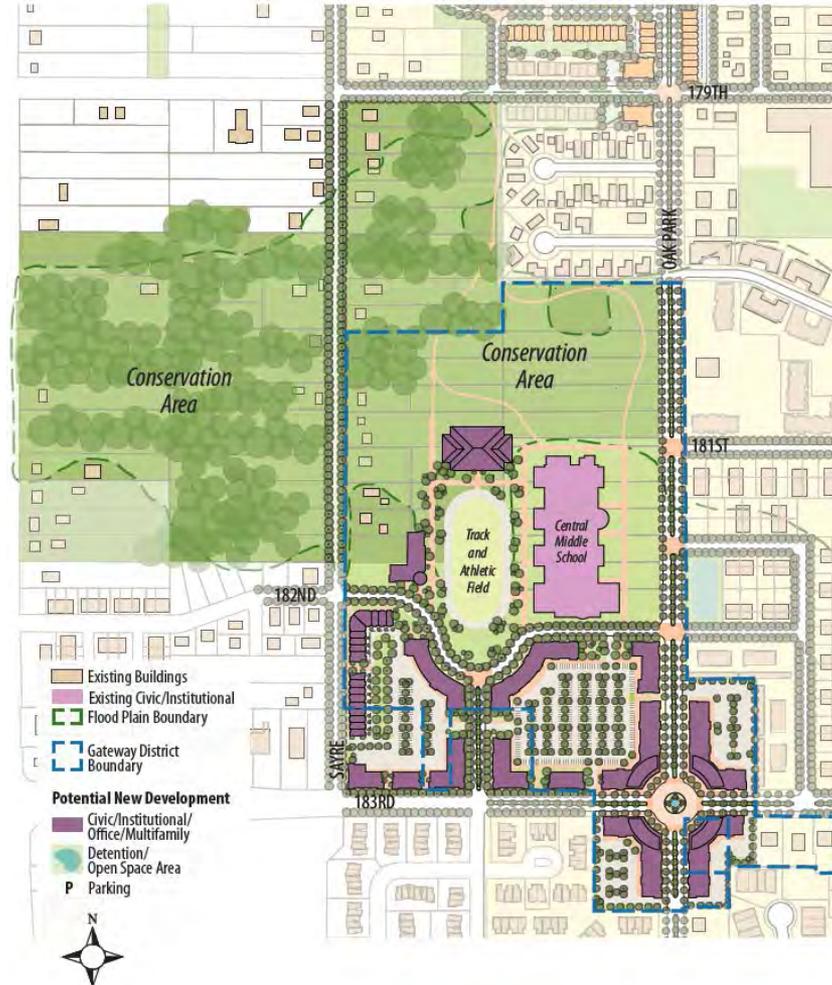
# DISTRICTS

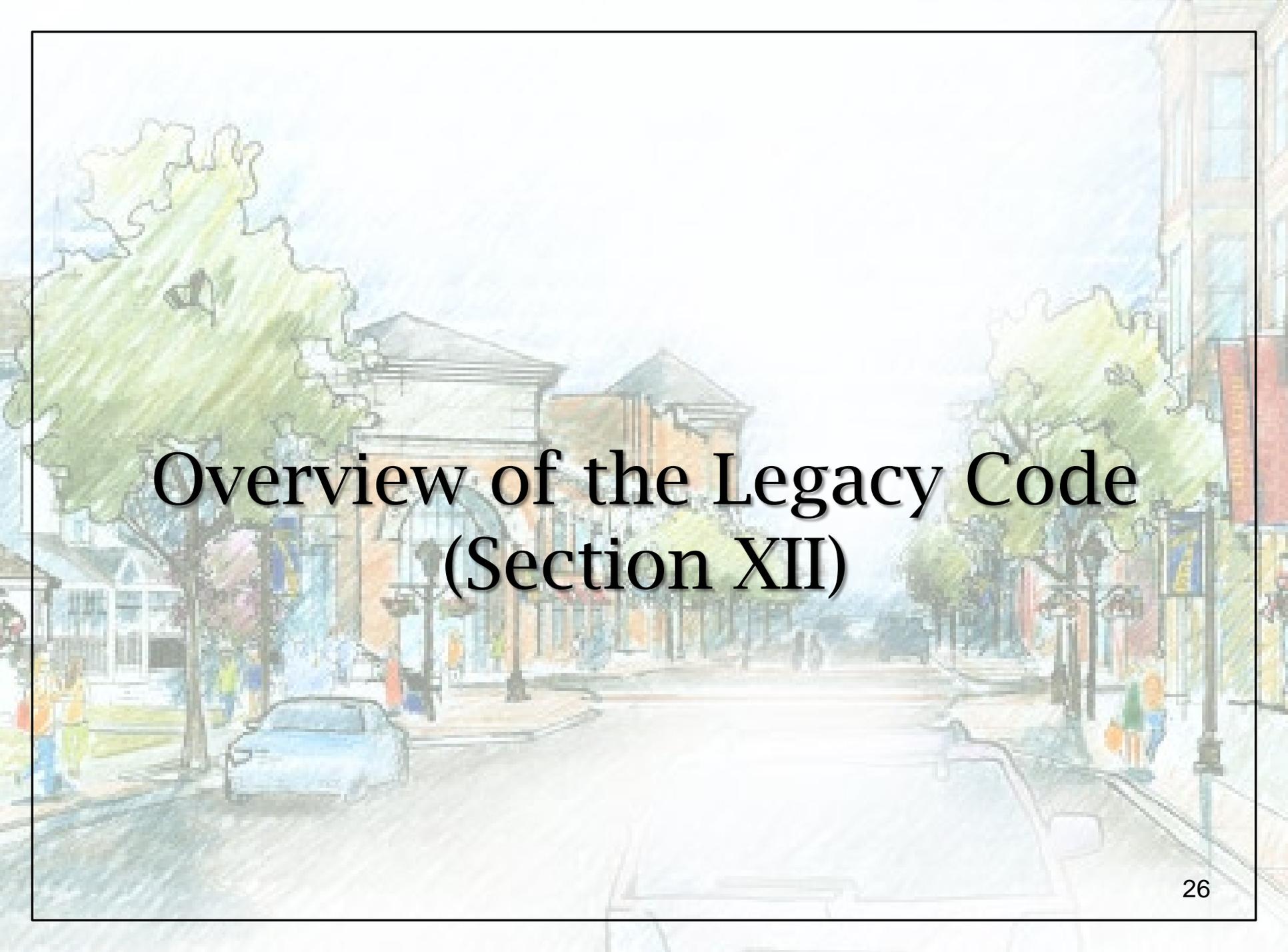
## South Oak Park Avenue



# DISTRICTS

## Gateway





# Overview of the Legacy Code (Section XII)

# I N T E N T

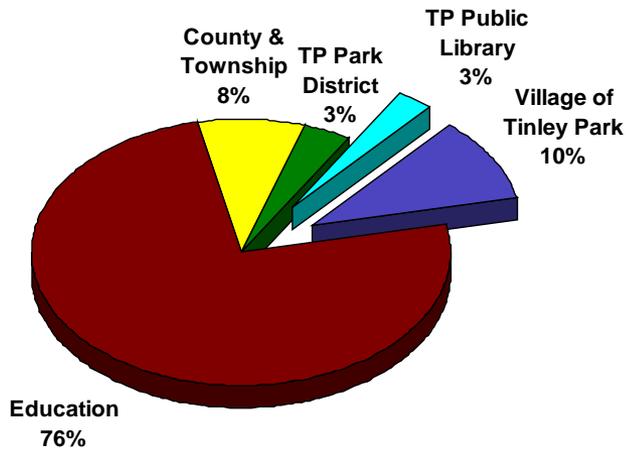
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The Legacy Code is intended to allow for the continued function of contemporary land uses, while creating standards and design criteria for infill and redevelopment projects. The Legacy Code regulations have been developed to accomplish the goals of the Legacy Plan by:

1. Regulating building form to create a street wall of appropriately scaled buildings that address the street and create a pedestrian-oriented setting.
2. Prohibiting the placement of off-street parking in front yards in order to maintain the continuity of buildings along the street, minimize the views of parked cars, and provide adequate sidewalks and amenities for pedestrians and bicyclists.
3. Prohibiting drive-through facilities and other automobile related uses to encourage an environment where pedestrian comfort and safety comes first, residential homes can be established near the street, and curb cuts are minimized.
4. Regulating streets and rights-of-way to encourage landscaped streetscapes and complete streets that accommodate multiple modes of travel.
5. **Concentrating commercial development in a walkable downtown core and transition areas outside the core to residential development to create a supportive neighborhood market.**
6. Creating architectural standards to ensure that new buildings comply with the community's shared vision.
7. Create a review process that rewards compliance with the Legacy Code and Legacy Plan with a shortened review process.

# TAXING DETAILS

## Bremen Township Real Estate Tax Distribution



### *Cook County*

#### Orland Township

Consolidated H.S. District 230  
 Community Cons. School District 146  
 Kirby Elementary School District 140  
 Moraine Valley Comm. College Dist. 524

Avenue

### *Cook County*

#### Bremen Township

Bremen Community H.S. District 228  
 Community Cons. School District 146  
 Arbor Park School District 145  
 South Suburban College District 510

183rd

Street

### *Will County*

#### Frankfort Township

Lincoln-Way H.S. District 210  
 Summit Hill Elementary School District 61  
 Joliet Junior College District 525

Harlem

### *Cook County*

#### Rich Township

Rich Township H.S. District 227  
 Elementary School District 159  
 Community College District 515  
 Prairie State College

# TAXING COMPARISON

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	Bremen Township (Cook County)		Orland Township (Cook County)		Rich Township (Cook County)		Frankfort Township (Will County)	
	<i>Commercial</i>	<i>Class 2 or 8</i>	<i>Commercial</i>	<i>Class 2 or 8</i>	<i>Commercial</i>	<i>Class 2 or 8</i>	<i>Commercial</i>	<i>Class 2 or 8</i>
Market Value	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Assessment Ratio	25%	10%	25%	10%	25%	10%	33%	33%
Estimated Annual Real Estate Tax	\$43,090	\$17,236	\$33,977	\$13,591	\$52,179	\$20,872	\$14,769	\$14,769

# DOWNTOWN PROGRAMS

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## TIF Districts

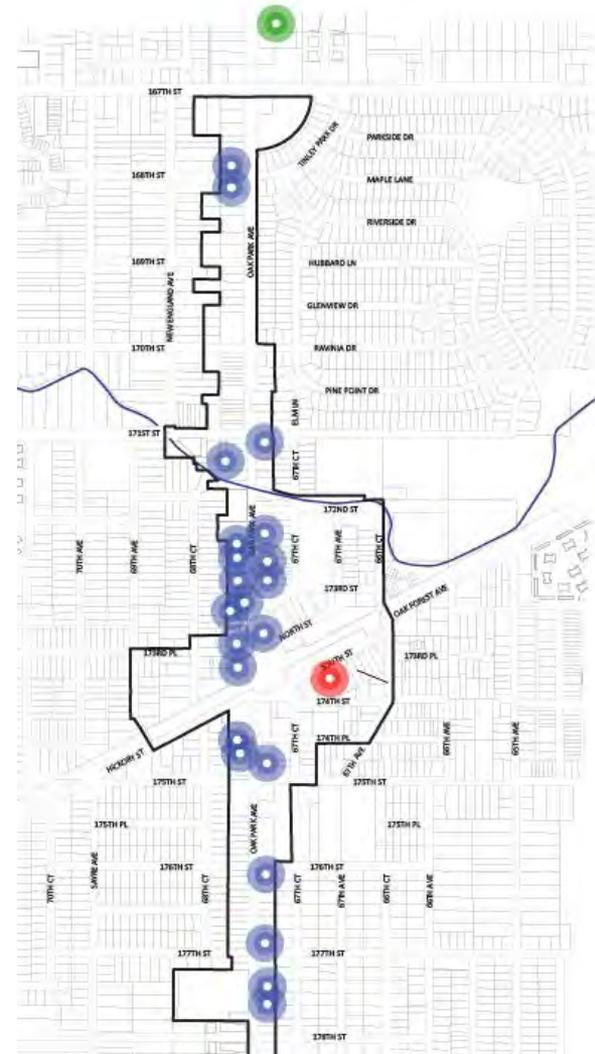
- Infrastructure & Parking
- Land Redevelopment

## Class 2 and Class 3

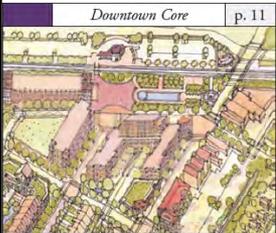
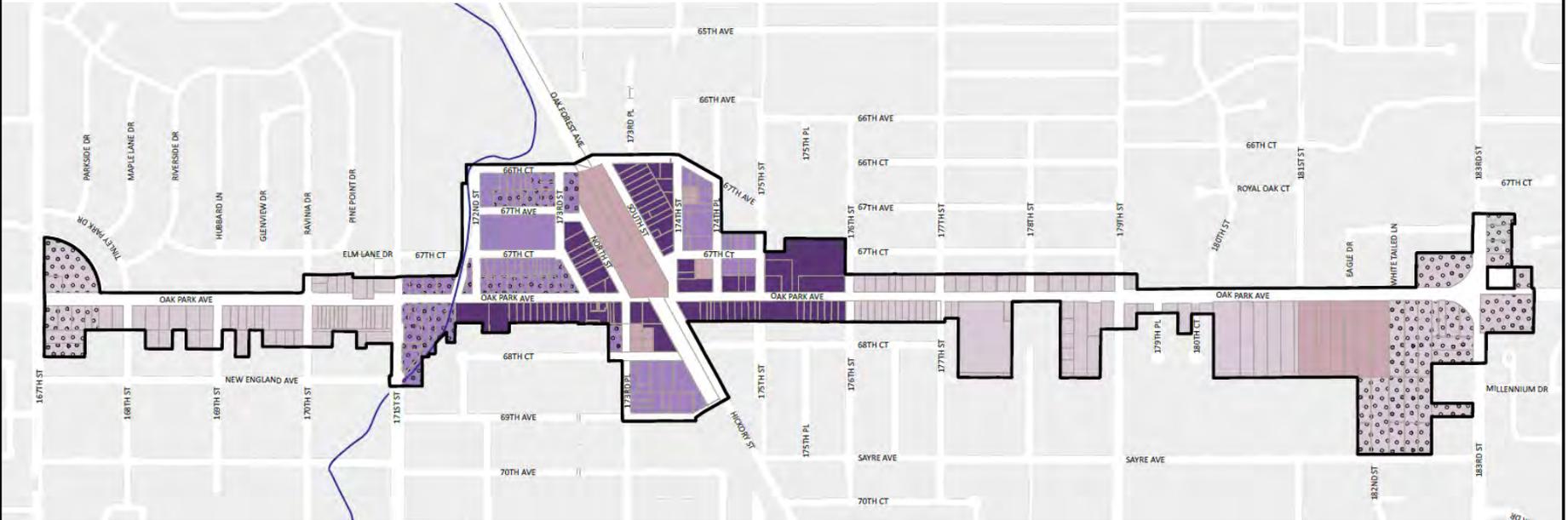
- By Ordinance
- 60% Property Tax Savings by Adding an Apartment

## Class 8

- Available in Bremen and Rich Townships
- Only for Vacant Buildings
- New Eligibility Requirement Down to 12 Months

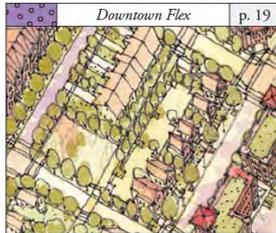


# ZONING DISTRICTS



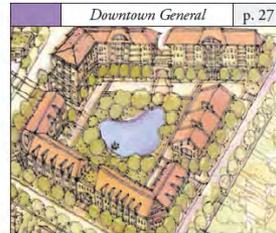
**Downtown Core** p. 11

The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.



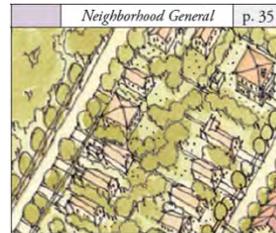
**Downtown Flex** p. 19

The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks.



**Downtown General** p. 27

The Downtown General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings, and buildings form a continuous street wall set close to sidewalks.



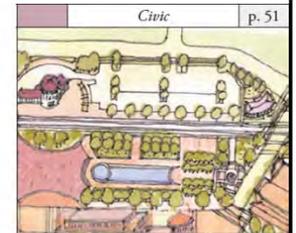
**Neighborhood General** p. 35

The Neighborhood General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks.



**Neighborhood Flex** p. 43

The Neighborhood Flex District consists of a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have steady street tree plantings, and buildings are separated or attached to form a continuous street wall set close to sidewalks.



**Civic** p. 51

The Civic District consists of a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.

# PROCESS OVERVIEW

## 1. Existing Structures

Change of Use	Awnings
Change of Owner	Lighting
Landscaping	Facade Enhancements
Parking Lot Improvements	Collective & Shared Parking
Outdoor Dining	Parking Waivers
Signs	

**Administrative  
Review**

## 2. New Development, Redevelopment & Special Approvals

*Precise Conformance*

*Moderate Conformance*

*Non-Conformance &  
Special Approvals*

Site plan matches the development and redevelopment scenarios presented in the *Legacy Plan*, including use, site plan, massing, and architectural details. Proposal requires no variances from the *Legacy Code*, and needs no special approvals.

Site plan matches the spirit and intent of the *Legacy Plan*, but there are some qualitative differences that do not require a variance from the *Legacy Code*, and needs no special approvals.

Site plan does not meet the spirit or intent of the *Legacy Plan*, and/or requires a special approval, such as: a Special Use Permit, map amendment, and/or a variance from the *Legacy Code*.

**1 Public Meeting**  
*Minimum*

**2 Public Meetings**  
*Minimum*

**4 Public Meetings**  
*Minimum*

## A. Downtown Core (DC)



Figure 2.A.1 - Downtown Core Location Map

### 1. Intent

The regulations and standards within this section are intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station.

### 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Downtown Core District (Figure 2.A.2).

#### District Regulations

##### *Redevelopment (Improvements > 50%)*

Regulating Plan	12
General Standards	12
Development Site Requirements	13
Thoroughfare & Alley Standards	14
Public Frontage Standards	14
Private Frontage Standards	14
Private Lor Standards	15

##### *Heritage Sites (Improvements < 50%)*

Regulating Plan	16
General Standards	16
Public Frontages	17
Private Frontages	17

##### *General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
Vehicle Access	61
Landscape	62-63
Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68



**5. Corridor & Alley Requirements (DC)**

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.A.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 16 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.A.2

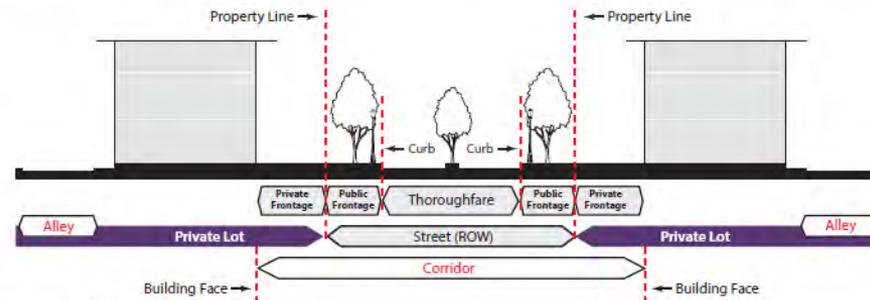
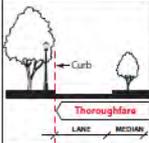


Figure 2.A.3 - Illustration of Terms

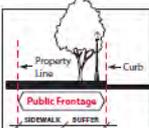
6. Thoroughfare & Alley Standards (DC)



	Thoroughfare	Landscape Median	On-Street Parking	Thoroughfare Width (Curb to Curb)	Design Details
	Standard Corridor		•	30'	see pages 92-95
	Corridor Type A		•	41'	
	Corridor Type D		•	30'	
	Alley			20'	

Table 2.A.3

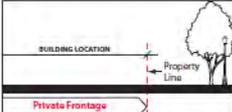
7. Public Frontage Standards (DC)



	Thoroughfare	Minimum Side-walk Width	Minimum Buffer Width	Landscaping Details	Lighting Details
	Standard Corridor	6'	12'	see pages 62-63	see pages 66-67
	Corridor Type A	5'	6'		
	Corridor Type D	7'	6'		

Table 2.A.4

8. Private Frontage Standards (DC)



Permitted Private Frontages		
	Description	Standards
Corner	A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Shopfront	A building treatment for ground-level commercial uses with transparent display windows and entrances oriented to align with and allow direct access from the public frontage.	Entrance at sidewalk grade.
Shopfront with Recessed Entrance	A shopfront treatment for ground-level commercial uses in which the entrance is recessed into the façade.	Entrance at sidewalk grade. Maximum Depth - 5'
Shopfront with Dining Alcove	A shopfront treatment for ground-level commercial uses where a portion of the façade is stepped back in order to accommodate dedicated outdoor seating areas.	Entrance at sidewalk grade. Maximum Alcove Width - 50% of Lot Maximum Depth - 15'
Grand Entry	An entry treatment with or without a staircase that provides access to building lobbies serving office or residential uses.	Entrance inset from façade - 5' max. Stairs may encroach into front yard setback.
Stoop	An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.

Table 2.A.5

9. Private Lot Standards (DC)

General	
Minimum Lot Width	50'
Maximum Lot Width	n/a
Minimum Building Height	3 stories
Building Setbacks	
Front Yard (primary street)	5' max. (A)
Front Yard (secondary street)	7.5' max. (A)
Side Yard (interior)	5' max. (B)
Side Yard (along access drive)	5' min. (C)
Rear Yard (existing alley)	5' min. (D)
Rear Yard (no alley required)	5' min. (D)
Rear Yard (future alley)	30' min. (E)
Parking Setbacks	
Front Yard (primary street)	20' min. (F)
Front Yard (secondary street)	10' min. (G)
Side Yard (interior)	0' (H)
Side Yard (along access drive)	5' min. (I)
Rear Yard (existing alley)	5' min. (J)
Rear Yard (no alley required)	5' min. (J)
Rear Yard (future alley)	30' min. (K)
Alley & Access Road Setbacks	
Alley Rear Yard Setback	5' min. (L)
Alley Location	see page 60 (M)
Access Road Location	see page 61 (N)
Outdoor Dining Setbacks	
Front Yards	0'
Other Yards	5' min.
Accessory Structures	
Permitted Location	Parking Zone

Table 2.A.6

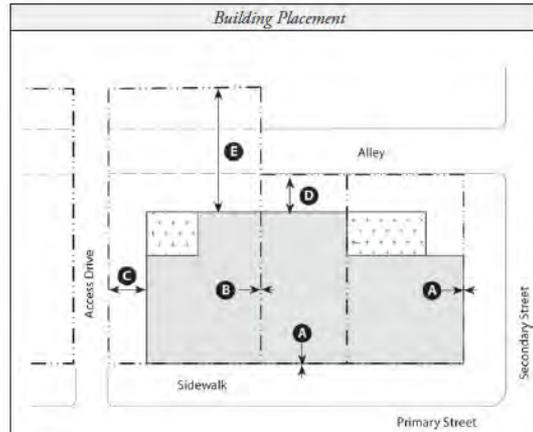


Figure 2.A.4

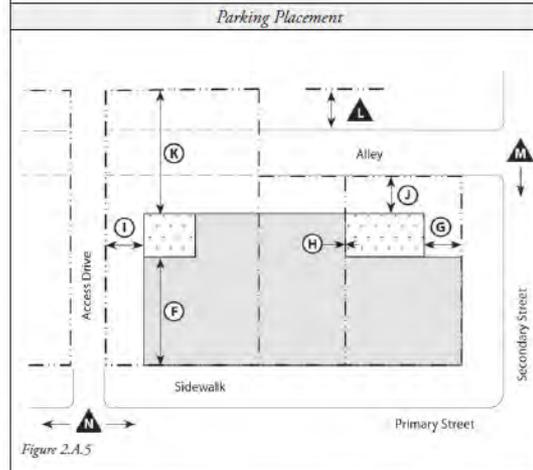


Figure 2.A.5

- Property Line
- Building Zone
- ▨ Parking Zone

Section 2.A

Permitted Uses	
Commercial	<i>Retail / Service</i> An enterprise that provides goods and/or services directly to the customer, including but not limited to merchandise shops, eating & drinking establishments, specialty goods/foods stores, financial institutions, personal services, convenience uses, entertainment, and hotels.
	<i>Office</i> A workplace that conducts business and/or professional services in which goods, wares, or merchandise are not displayed or sold on the premises, including but not limited to general offices, medical services, and for-profit educational uses.
Group Assembly	A building, together with its accessory buildings and uses, where persons regularly assemble for meetings or religious functions and related social events, and which building is operated by a religious institution or a private association. Such entities typically restrict access to the general public and own, lease, or hold the building in common for the benefit of its members.
Civic	A use that provides institutional, governmental, and/or public services, including but not limited to publicly owned parking garages, transit facilities, public open space, cultural institutions, libraries, and government offices, and excluding uses/services of public utilities.
Residential	Owner- and renter-occupied dwelling units located within single-family detached, single-family attached, multi-family, and/or mixed-use structures, and including but not limited to senior housing.

Table 3.A.1

Special Uses	Prohibited Uses
- Amusement and recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation	- Adult regulated uses
- Any establishment with operating hours between 2:00 AM and 6:00 AM	- Advertising signs and billboards
- Automobile and custom van sales (new and used)	- Agricultural uses (except for farmer's markets and private gardens)
- Creation of a mixed-use building on a Heritage Site in the Neighborhood General or Neighborhood Flex Districts.	- Archery / bow range
- Day or child care centers, including home occupation daycare	- Automobile car wash (either manual or automatic)
- Farmer's market	- Automobile / gasoline service stations
- Fruit and vegetable stands	- Automobile repair shops (including bodywork)
- Other similar or compatible uses	- Boarding / rooming house
- Package liquor stores	- Building material sales
- Private surface parking lots located on a lot with no structures or other uses.	- Drive-in theaters
- Taverns	- Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)
- Teen recreation and dance facilities	- Frozen food lockers
- Winery, distillery, or brewery, including sales and tasting	- Funeral homes, mortuaries, and cremation facilities
	- Greenhouses, garden centers, and landscape nurseries
	- Gun dealer / shooting range
	- Industrial facility (heavy or light)
	- Kennel / pound
	- Machinery and equipment sales
	- Medical marijuana dispensing facility
	- Model garage display and sales
	- Motel or motor inn
	- Open storage
	- Other similar or compatible uses
	- Plumbing, heating, air conditioning sales and service
	- Second hand stores, flea markets, pawn shops
	- Tattoo parlor
	- Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use
	- Truck depot / truck stop
	- Vehicle rental
	- Warehouse and storage (including mini-storage)
	- Wireless communications facilities

Table 3.A.2

**50% of Property's  
Market Value**

**Heritage Site**  
Can Stay "As Is"

**Redevelopment Site**  
Must Meet New Code





*d. Required Improvements*

<i>Action</i>	<i>Landscaping</i>		<i>Front Yard Parking</i>		<i>Access Drive</i>	<i>Alley</i>
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	•	•		•	•	•
Change of Use > 50% of Building		•	•			
Structure Expansion	•	•	•		•	•
Special Use		•	•		•	•
Map Amendment (Rezoning)		•	•		•	•
	see pages 62-63		see pages 58-59		see page 61	see page 60

*Table 2.A.8*

# PROJECTS

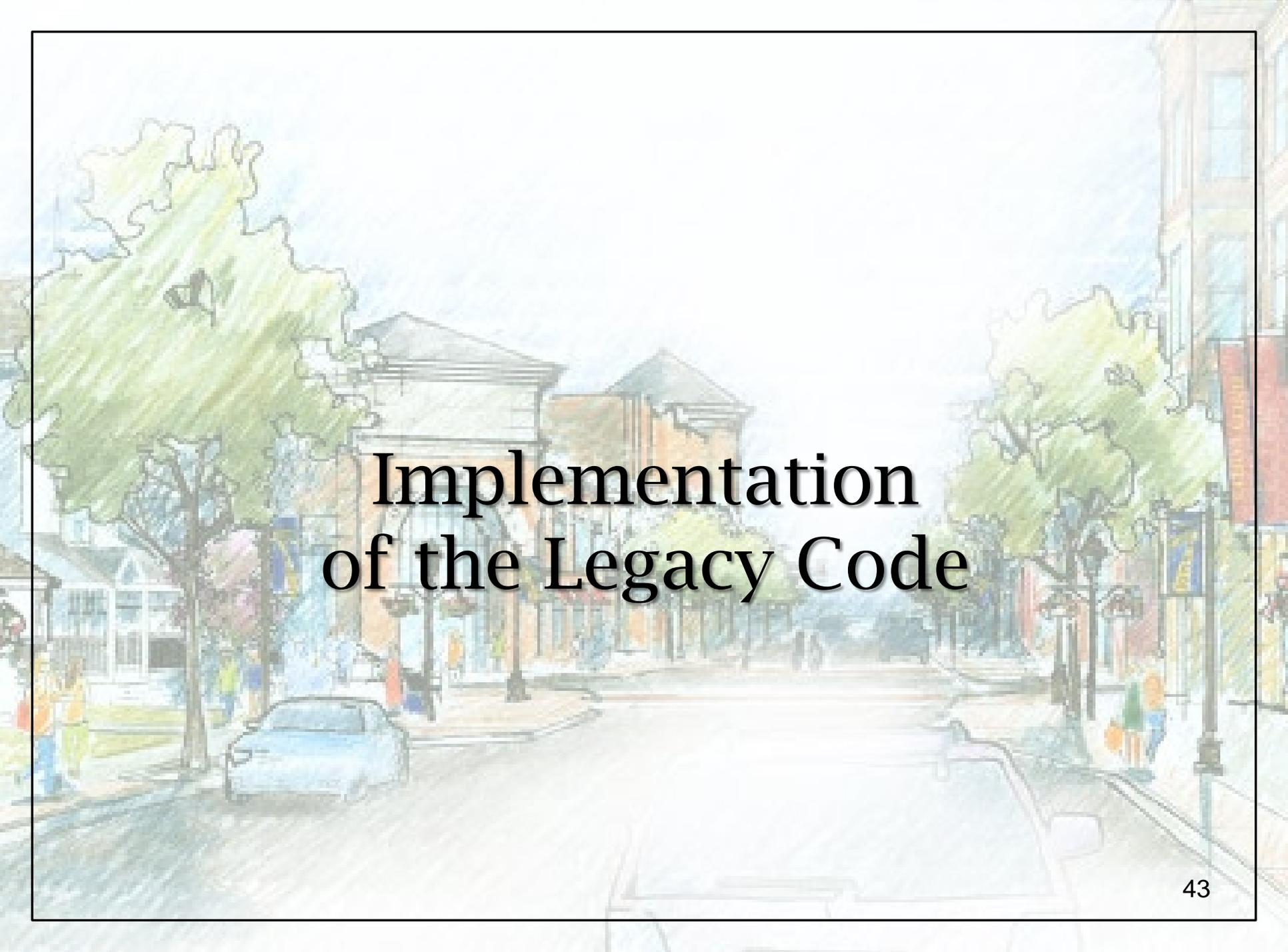
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## **Present**

- Avenue Animal Hospital
- Garden Center Services
- Liberty Building
- Bailey's
- Parkway Improvements
- Multi-Use Bike Path and Bike Lanes
- Front Yard Parking Removals
- Union Square Townhomes
- Mack Companies/Always Open Site

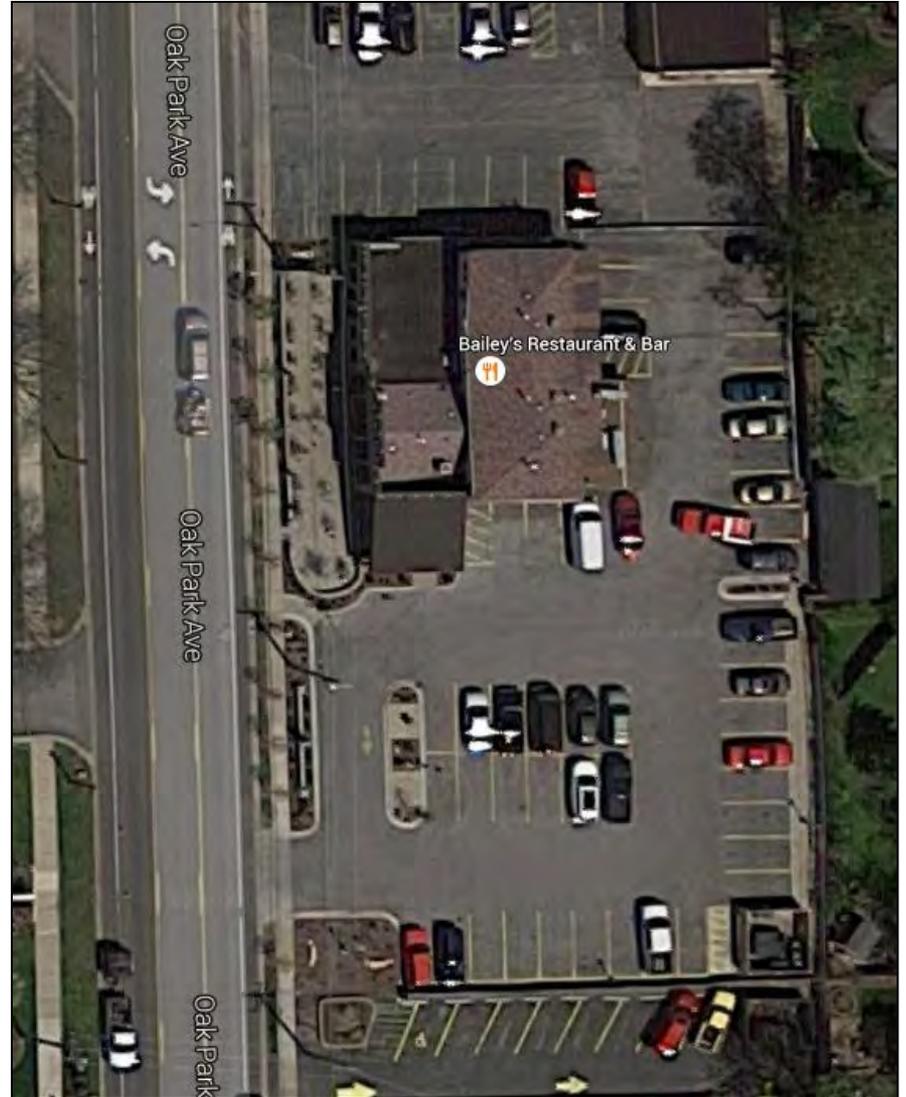
## **Future**

- South Street
- North Street
- Zabrocki Plaza
- Former Central Middle School Site
- Panos Townhomes
- Vogt Building Remodel
- Bachelor Grove



# Implementation of the Legacy Code

# BAILEY'S



# OAK PARK CENTRE

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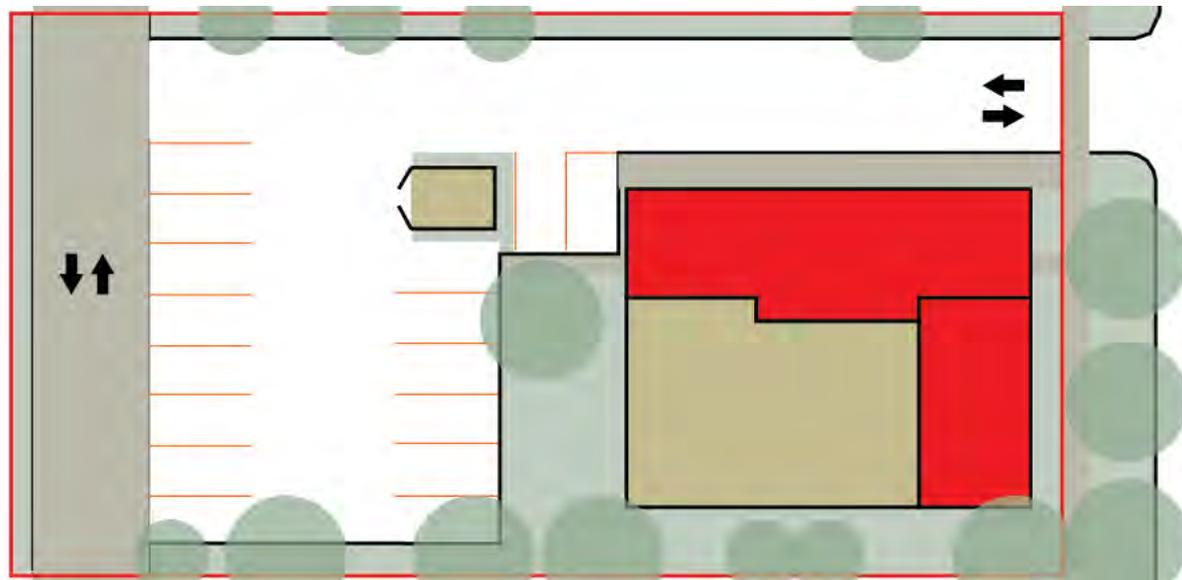
# AVENUE ANIMAL HOSPITAL

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# AVENUE ANIMAL HOSPITAL

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# AVENUE ANIMAL HOSPITAL



# LIBERTY BUILDING

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# LIBERTY BUILDING



# LIBERTY BUILDING

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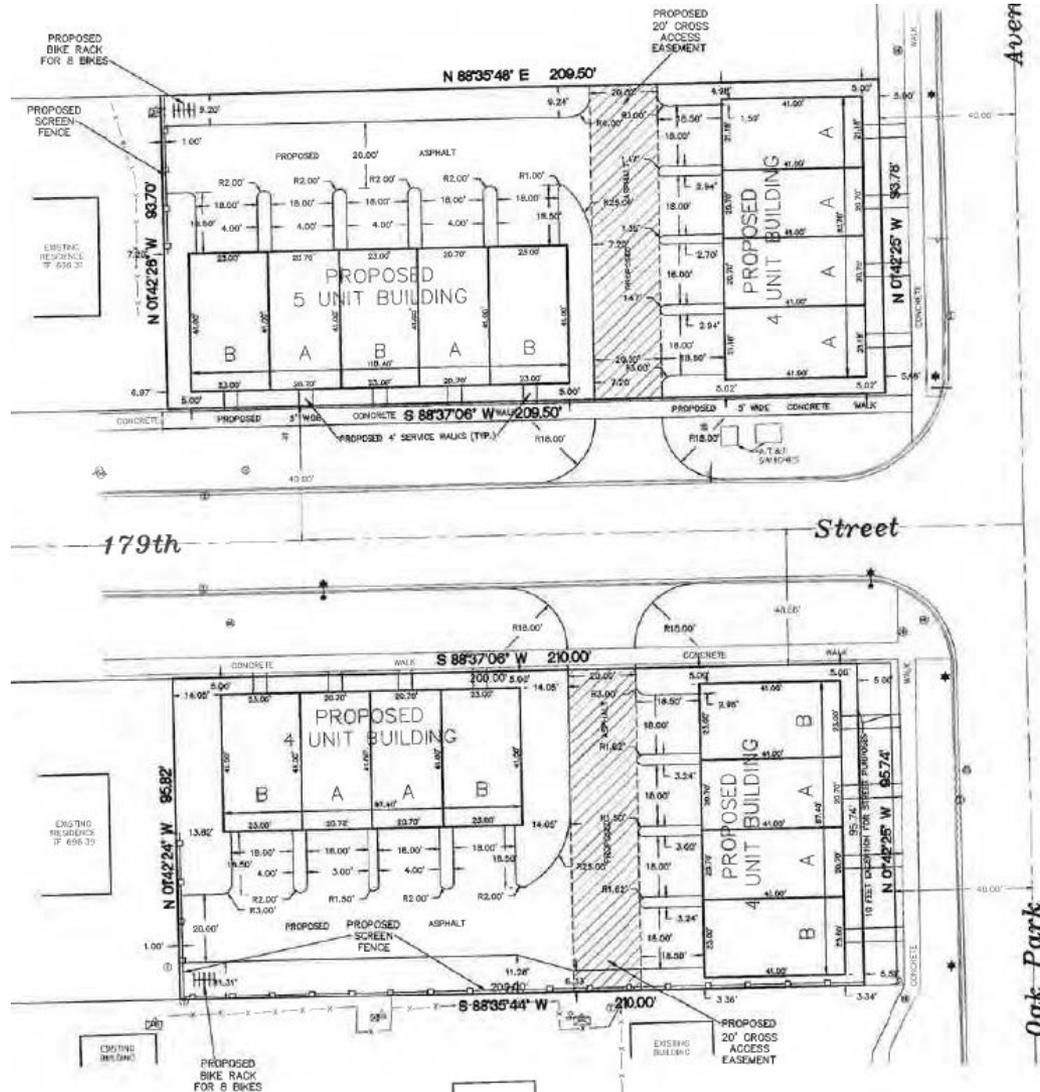


# UNION SQUARE TOWNHOMES

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# UNION SQUARE TOWNHOMES



# UNION SQUARE TOWNHOMES

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