



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

September 17, 2026 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the September 3, 2026 Regular Meeting

ITEM #1 WORKSHOP - 2026 ZONING CODE TEXT AMENDMENTS

Discussion regarding various proposed Text Amendments to Sections II, III, V, IX, X, and XII of the Tinley Park Zoning Ordinance. Proposed Text Amendments generally relate to correcting Code discrepancies or errors, definitions, accessory structures, screening requirements, signage, floor area ratio, successive applications, site plan review process, nonconforming fence regulations, and commercial building materials.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

September 3, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on September 3, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on September 3, 2026, at 7:00 p.m.

Present Plan Commissioners: Lisa Albano
James Gaskill
Eduardo Mani
Andrae Marak
Edgar Montalvo (arrived 7:02 p.m.)
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Terry Hamilton

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: Tom Bertram (item 1)
Steve Seerup (item 2)

Members of the Public: None

COMMUNICATIONS – Mark Herman, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the August 20, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes of the August 20, 2026 Plan Commission meeting. COMMISSIONER Albano seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 3, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – BERTRAM FENCE VARIATION – 6535 177TH STREET

Consider recommending that the Village Board grant Thomas and Courtney Bertram a Variation from Section III.H.1. to allow for the replacement of an encroaching, nonconforming fence at 6535 177th Street in the R-4 Single-Family Residential Zoning District.

Present Plan Commissioners: Lisa Albano
James Gaskill
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Terry Hamilton

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: Tom Bertram

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER MANI. Voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY asked if the Petitioner wished to speak. From the audience, Tom Bertram declined.

COMMISSIONER MARAK said that when property owners need to repair or replace structures

on their property, that is the time to improve conformance with the Zoning Ordinance. He asked what strict conformance would look like for this property so that he could understand the hardship. Michael O. Whalen replied that compliance would impact the existing swimming pool and deck and asked that the Petitioner provide the distance between the structures and the property line.

Tom Bertram was sworn in. He stated that the existing swimming pool was within ten feet of the property line. He added that strict conformance would lose half of the yard space, leaving room for only the shed.

COMMISSIONER MARAK asked if the fence along the side property line would have to be removed with strict conformance. Michael O. Whalen said that the only portion of that fence that is nonconforming was the six-foot segment encroaching into the 25-foot front yard.

COMMISSIONER MANI said the code should be more flexible so that people can improve and enjoy their property. He added that he was supportive of the request.

COMMISSIONER GASKILL asked if the request was just to allow replacement of the existing fence in the same location. Michael O. Whalen said yes.

COMMISSIONER MARAK said he would like to see the Village revise the Zoning Ordinance, especially for older areas, to reduce the number of nonconforming properties.

CHAIRMAN GRAY noted that the property was much smaller than what the Zoning Ordinance requires. He said that the Petitioner may not have decided to replace the fence were it not for the recent storm damage. He agreed with COMMISSIONER MANI that people should be able to take care of their property. He added that the proposal would not create any visibility issues and strict conformance would be more disruptive because the pool and deck would need to be removed. He said that the property's size presents a unique circumstance. He also agreed with COMMISSIONER MARAK that more flexibility is necessary, especially in older parts of the Village. He said that an act of god damaging the fence should not require the removal of the pool and deck, which would present a monetary hardship.

Tom Bertram said that he replaced the fence in 2005 after he purchased the property. He said he was unaware of there ever being a visibility issue with the fence.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER SEPESSY made a motion to close the public hearing. Seconded by COMMISSIONER GASKILL. Voice vote. All in favor. Motion carried.

Michael O. Whalen, presented the standards for approval. He noted that two motions were suggested, one for the backyard fence and one for the front yard.

CHAIRMAN GRAY requested a motion for the backyard Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioners, Thomas and Courtney Bertram, a Variation from Section III.H.1. of the Zoning Ordinance to allow a six-foot privacy fence on the north property line behind house at the Subject Property, 6535 177th Street in the R-4 Single-Family Residential Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 3, 2026 Staff Report. COMMISSIONER SEPESSY seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY requested a motion for the front yard fence Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioners, Thomas and Courtney Bertram, a Variation from Section III.H.1. of the Zoning Ordinance to allow a four-foot open-style fence to encroach no more than six feet into the required front yard at the Subject Property, 6535 177th Street in the R-4 Single-Family Residential Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 3, 2026 Staff Report. COMMISSIONER ALBANO seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the September 15, 2026, Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE SEPTEMBER 3, 2026 REGULAR MEETING
ITEM 2: PUBLIC HEARING – SEERUP FENCE VARIATION – 17500 70TH AVENUE

Consider recommending that the Village Board grant Stephen and Kathleen Seerup a Variation from Section III.H.1. to allow for the replacement of an encroaching, nonconforming fence at 17500 70th Avenue in the R-4 Single-Family Residential Zoning District.

Present Plan Commissioners: Lisa Albano
James Gaskill
Eduardo Mani
Andrae Marak
Edgar Montalvo
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Terry Hamilton

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: Steve Seerup

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPESSY made a motion to open the public hearing, seconded by COMMISSIONER GASKILL. Voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY asked if the Petitioner would like to speak. From the audience, Steve Seerup declined.

COMMISSIONER MANI asked when the current fence regulations were adopted. Michael O.

Whalen said that at one point, the Village Building Code regulated fences, but the existing rules on secondary front yard fences have generally been in effect since 1978. He added that the Zoning Ordinance was amended in 2024 to reduce the number of fence variation requests but acknowledged that amendment was understood as a minor fix rather than a comprehensive solution.

COMMISSIONER MANI said the current regulations created too many nonconformities. He added that the code should be more flexible, especially for maintenance and repair situations.

COMMISSIONER MARAK said that the secondary front setback did not make very much sense for this property. He said that with the recent storms, there may be more variation requests.

CHAIRMAN GRAY said that these situations are considered on a case-by-case basis. He said that the intent of the code is to have reasonable rules to protect the neighbors. He added that the property is a unique shape and agreed the setback requirements were very prohibitive. He said that the width of the right-of-way creates a large parkway along Hickory Street. He said the right-of-way has a large drainage swale and there were no sidewalks.

CHAIRMAN GRAY noted that there will likely be less new construction in the Village and issues with older properties will likely increase as people continue to update older properties.

COMMISSIONER GASKILL asked for clarification on some of the lines indicated on the plat. Michael O. Whalen noted that the blue line indicated where the proposed fence would be located, the red line indicated the 25 foot setback and the green line indicated the clear vision triangle at the intersection. He added that the Petitioner stated that the other lines indicated former property lines.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

COMMISSIONER MANI made a motion to close the public hearing. Seconded by COMMISSIONER MONTALVO. Voice vote. All in favor. Motion carried.

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant the Petitioners, Stephen and Kathleen Seerup, a Variation from Section III.H.1. of the Zoning Ordinance to allow a four-foot-tall open-style fence on the north property line behind the required front setback at the Subject Property, 17500 70th Avenue in the R-4 Single-Family Residential Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 3, 2026 Staff Report. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the September 15, 2026, Village Board

meeting.

DRAFT

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, noted that the final draft of the Comprehensive Plan would be brought before the Plan Commission for review this fall and would hopefully be adopted by the end of the year.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER SEPESSY seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:47 p.m.



PLAN COMMISSION STAFF REPORT

September 17, 2026 – Public Meeting Workshop

Petitioner

Village of Tinley Park

2026 Zoning Code Text Amendments Workshop

Zoning Code Sections

Section II
Section III
Section V
Section IX
Section X
Section XII

Approvals Sought

Text Amendments

EXECUTIVE SUMMARY

Village Staff has reviewed the Village's Zoning Code and identified several minor Code discrepancies and is seeking to correct these minor errors. Along with these minor Code changes, several substantive items have been identified as possible Text Amendments. Staff is seeking to discuss these items with the Plan Commission so as to obtain guidance as to if these proposed changes should occur and how to best draft Code language regarding these matters.

After this workshop on September 17th, the formal Text Amendment process will commence. This would involve a formally and properly noticed Public Hearing (likely in October) wherein the Plan Commission would provide a recommendation regarding the Text Amendments. Formal Village Board approval would be required.

Project Planner

Mark Herman, MPA, AICP
Planning Manager

PROPOSED MINOR TEXT AMENDMENTS

The following proposed Text Amendments are minor in scope. These largely involve correcting Code discrepancies or otherwise or of relatively minor significance. For these items, specific text changes have been suggested. Words with a ~~strikethrough~~ are to be **removed**; words in **red** to be **added**.

Section II.B – Definitions

1. **Change proposed to match language in Section IX.D regarding wall signs:**

"SIGN, WALL: A Wall Sign is a Sign which is affixed to an exterior wall of any building, which shall project not more than ~~eighteen (18)~~ **twelve (12)** inches from the building wall or parts thereof."

Section III – General Provisions

2. **Flag pole setbacks and height, which are not currently regulated in the Zoning Ordinance. Staff suggests linking the setback from the property line to the height of the proposed flag pole:**

Section III.H (permitted encroachments in required yards) – for flag poles, *add* following under additional requirements for (1) Residential, (2) Commercial, and (3) Industrial: **"The required setback from a property line for a flag pole shall be a distance equal to the height of the flagpole."**

3. **Gutter and eave encroachment into side setbacks. With detached accessory buildings (such as detached garages and sheds) there could be confusion as to if the side setback is measured to the wall of the accessory building or to an overhanging eave/gutter. Staff proposes language where it is clear the eave and gutter are an exception and allow a minor encroachment into the setback:**

Section III.I.1.e (accessory structures and uses): "When a side yard is required, no part of any accessory structure shall be located closer than five (5) feet to the side lot line along such side yard. **Up to one (1) foot of the eave, including or excluding the gutter, may encroach into this required setback (but is not allowed into an easement);"**

4. **Number of accessory sheds on commercial lots. Currently there is no limitation on number of accessory sheds a commercial lot can have. Staff proposes a limitation to allow only one:**

Section III.I.1 *add h*: **"No more than one accessory shed allowed in any lot that is commercially zoned (B-1, B-2, B-3, B-4, and B-5)."**

5. **Prohibit water closet and lavatory in detached garages and accessory structures. Proposed language to allow service by utilities to allow heaters or slop sinks but would not allow bathrooms:**

Section III.I.2.g (related to accessory structures for single-or two-family residences): "Detached garages and accessory structures shall not be serviced by water, sanitary sewer, or natural gas **not have a water closet and lavatory."**

6. **Height of outside stored materials. There are requirements elsewhere in Code regarding the height of the screening required (see later item in this staff report), but nothing prohibits the materials being stored from exceeding the height of the screening:**

Section III.O.1.b.(5) (Open Storage – screening) *add*: **(C) Stored materials, equipment or vehicles shall not exceed the height of the screening and shall not be visible from any adjacent streets, public walkways, or residential areas.**

7. **Clarify permit application needed for collection/donation boxes. Code currently asks for an application letter:**

Section III.Q.1.a (Collection/donation devices and boxes): "An ~~application letter~~ **A permit** and dimensioned Site Plan must be submitted for the approval by the Zoning Administrator or his designee. In the event

this letter is being submitted by persons other than the owner of the subject property, a letter of authorization from the property owner must also accompany the application request;"

Section V – District Regulations

8. **Correct cross reference in Code (home occupations regulated by Section III.X not W):**
Schedule I – schedule of permitted uses (by district): R-1 Single-Family Residential: "Home occupations that result in the dwelling unit being visited by customers or clients pursuant to Section III.W ~~X~~ of this Ordinance"
9. **Correct discrepancy regarding open storage screening. Section III.O.1, regarding open storage, requires a fence with a height between 6 and 8 feet:**
Section V.C.10.A.2 (site development standards for industrial uses): "(2) Any outside storage for equipment, raw materials, semi-finished and finished products, waste, or refuse must be located and screened in accordance with Section III.O.1.; any wall, solid fence, ~~or hedge~~ used for screening must be ~~at least~~ **between six (6) and** eight (8) feet in height."
10. **Provide Reference in Sign Code to Cannabis Signage Regulations:**
Section IX.C (general provisions) add **"9. Adult-Use Cannabis Signage: See Section V.C.13.b.vii for specific signage regulations for adult-use cannabis establishments."**

Section X – Administration and Enforcement

11. **Both Sections X.D ("Procedure in Case of Violations" and Section X.O ("Violations and Penalty" address the same topic. Suggest combining into single section. Additional Code reference issuance of an "Occupancy Certificate" instead of a citation.**

The text below is a result of combining the two sections:

*"Whenever there is found a violation of the terms of this Ordinance, the Zoning Administrator shall, at once, issue written notice to the owner and any other party responsible, specifying the nature of the violation and citing the provisions of the Ordinance which are violated, and said owner and any other party shall at once take appropriate steps to correct said violation. In case of failure by the owner or other responsible party to correct the violation within a reasonable time, the Zoning Administrator shall issue ~~an Occupancy Certificate certifying such compliance~~ **a municipal citation.***

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists enforcement of any provisions of this Ordinance, shall be subject to a fine of not less than one hundred (100) dollars nor more than seven hundred fifty (750) dollars for each offense. Each day a violation is permitted to exist after notification thereof shall constitute a separate offense.

The owner or tenant of any building, structure, or land, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation, may each be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the Village from taking such other lawful action as is necessary to prevent or remedy any violation."

Legacy Code - Section XII.4.C (Signage, General Provisions):

12. Allow one wall sign on a secondary façade:

"Wall and/or Projecting

1. Primary and Secondary Facades: Two wall signs shall be allowed per primary facade. Of the two signs, only one may be projecting. **One wall sign shall be allowed per secondary façade.**

2. Rear Facade: One sign shall be allowed per rear facade, provided there is an operable customer entrance "

ITEMS FOR DISCUSSION

Staff is seeking guidance from the Plan Commission regarding the following items.

13. Definition of porch. In the current definition the words "usually" and "separate" create confusion in definition. However, a more complete revision of the definition may be warranted:

"PORCH: A Porch is a covered platform, ~~usually~~ having a ~~separate~~ roof, which is not heated or cooled, that is attached to the outside of a building."

Further discussion of definition of porch may be warranted based on a recently approved variation allowing a deck in the secondary front yard of a home. Current Tinley Park definitions for both are as follows:

PORCH: A Porch is a covered platform, usually having a separate roof, which is not heated or cooled, that is attached to the outside of a building.

DECK: A Deck is an open and roofless platform, either freestanding or attached to a building that is supported by a means other than the principal structure.

An excerpt from A Planners Dictionary (from the American Planning Association) has been provided as an Exhibit to this staff report. The excerpt contains example definitions of "porch". The majority of the definitions of "porch" involve a roof or covering.

Staff requests guidance as to **if** the current definition of a porch should be modified; specifically, as to allowing uncovered porches on property. Staff notes the following regulations related to both decks and porches in residential districts:

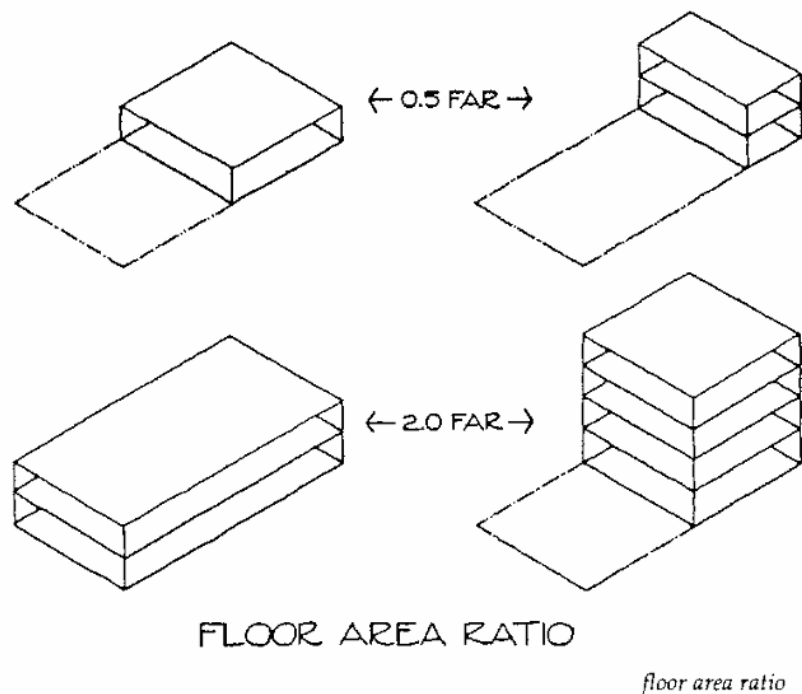
Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more than thirty-five (35) percent of the minimum setback. In no case shall a porch or portico be placed closer than five (5) feet to any property line. In no case shall porches or porticos extend more than fifteen (15) feet from the exterior wall. Handrails and guardrails shall conform to Village Building Code Regulations. Knee walls shall not exceed forty (40) inches in height from the porch floor.

14. Residential Floor Area Ratio (Section V.B.Schedule II; definitions in Section II.B):

Option #1: FAR could be completely removed as a (single-family) residential requirement.

Option #2: Explore modification of definition so as to exclude basements.

Village of Tinley Park Code defines Floor Area Ratio as “the numerical value obtained by dividing the gross floor area of the buildings by the area of such lot, or in the case of Planned Unit Developments, by the net site area.” For discussion is FAR as it applies to single-family homes. Several other communities do not require FAR for single-family residences. For the communities that do regulate FAR for single-family homes typically the calculation of FAR would not include basements. In Palos Park, for their recent Code update, the consultant (Camiros) identified eliminating residential FAR early in the process. The consultant noted for suburban environments the existing regulations pertaining to height, setbacks, and coverage are more effective (Village of Palos Park, Technical Review Report, November 2023, prepared by Camiros). Orland Park’s definition appears to count total floor area toward FAR (so likely includes basements) but does not appear to have an FAR regulation found in its traditional single-family zoning districts. Mokena has an FAR for its single-family residential districts, but their definition only includes basement if more than ½ is above “the established curb level”. Lemont appears to only include basements if a certain amount is above grade (“the area of any floor located below grade or partially below grade when the side of the house that faces the street to which the house is addressed has more than three feet six inches of the floor-to-ceiling height if such floor is above grade.”) In Lemont, most of the residential districts do not have an FAR requirement; the R-4A (an area of older, established neighborhoods in the periphery of the downtown) has a “maximum floor area allowance” regulation.



Floor Area Ratio illustration from A Planners Dictionary (American Planning Association)

15. Exempt non-illuminated temporary sign height, four feet may not be high enough (Section IX.B).

Section IX.B.4.d (exempt non-illuminated temporary sign): “One (1) non-illuminated temporary sign no larger than sixteen (16) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in overall height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with Section IX.I.1.d. in the following circumstances...” This Code section typically applies to real estate type signage (offering property

for sale or advertising an open house). The four-foot overall height may not be high enough for these types of signs. Research indicates that Mokena allows a height of 6 feet for real estate signs, and Orland Park allows 6 feet for residential real estate signage and 10 feet for non-residential.

16. *Successive Applications (currently not in Code):*

Suggest adding language to Code preventing substantially similar applications from being filed regarding a zoning request for a certain period of time. This would apply to Special Use (and PUDs), variations, map amendments and text amendments. As to length of time; legal guidance suggested a minimum of one year. Note Orland Park and Mokena have a one year rule.

Would we want to consider allowing a petitioner to submit in less than a year if they can demonstrate grounds justifying consideration, similar to language found in Mokena's code. This states "whenever any application filed pursuant to this title has been finally denied on its merits, a second application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought within one year of the final denial unless in the opinion of the official, board, or commission before which it is brought, there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial."). Similar language is found in other communities.

17. *Site Plan Review Process (Section III.U)*

Current Code process regarding Site Plan and Architectural review provides the Plan Commission with final authority. Staff suggests amending the process so that final authority (or appeal) is with the Village Board.

Per Code, the Plan Commission is only involved in Site Plan review if there is other zoning approval required (Variation, Rezoning, Special Use, Map Amendment, or Plat approval). In all of these processes the Plan Commission is a recommending body only and final approval authority is with the Village Board.

18. *Nonconforming Fence Location, Secondary Front Yards (Section III.J)*

The Code currently requires (in residential district) fences to be setback at least 10 feet from the property line in secondary front yards. Many residential properties have existing nonconforming fences in secondary front yards (corner yards). At times residents of these properties may wish to replace the nonconforming fence with a new fence in the same location. However, they would be required to move the fence so as to comply with the required 10-foot setback (which may not be practicable due to other site conditions) or go through the variation process. The purpose of having a variation process is, in part, to deal with such circumstances. However, an alternative could be a code amendment to allow residents to replace *existing non-conforming* fences in *secondary front yards* in the same location. The language could be written to address the following concerns:

- A. To not allow greater nonconformity (example: existing fence is 5' from the property line, it would not be allowed to be placed closer to the property line than the current 5'),
- B. To not allow an increase in height from the current fence (so a 4' fence would not be replaced with a 6' fence),
- C. To not allow an increase in opacity (so an open fence could not be replaced with a closed/privacy fence),
- D. Additionally, provisions should be made to ensure vehicular and pedestrian safety. Section III.J.2.a.4 has language regarding Clear Vision Triangle ("Fences shall not obstruct sight lines and/or cause a negative impact to safety of pedestrians or vehicles. A clear vision triangle must be maintained") as a general standard. Should this be modified so as to provide specific requirements? Additionally, Section III.G has a 30' visibility triangle as it relates to the street intersection for a corner lot ("For residential corner lots, this unobstructed area shall be a triangular section of land formed by the two street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of said right-of-way.")

19. Commercial Building Materials (Section V.C.7.F):

Discuss allowing alternative primary building materials, specifically architectural steel. Currently Code requires commercial, office and multi-family structures to be constructed with a certain percentage of face brick (ranging from 100% down to 75% based on the size of the structure). The Village recently approved a variation for Rizza Cadillac in which the primary exterior material was architectural steel (specifically Aluminum Composite Metal panels).

To provide context for the Plan Commission, staff has researched regulations in other nearby communities. For the recent code update in Palos Park, new commercial had a limitation of 25% (for each façade) for various materials including metal panes, however there was an exception that “Metal panels (flat, textured, corrugated, batten, box rib, etc.) whether standalone, composite, or part of a layered or insulated panel, shall be permitted provided they are part of a complete, manufacturer warranted cladding system, including integral anchorage to structural supports. Steel panels shall be minimum US Standard 26 gauge. Metal panels that meet this requirement are permitted as surface finish material without limitation.” Orland Park appears to require anchored brick, stone or similar masonry for all nonresidential development. Mokena requires 100% of all elevations in a commercial or office district to be constructed of masonry and glass (100% of the front elevation and 75% of other elevations in an industrial district). As an exception allows up to 20% to be an alternative such as metal, as well as buildings in the “traditional business district” may be exempt at the discretion of the Building and Zoning Administrator. Lemont explicitly prohibits metal exterior panels.

Note Section V.C.7.F is applicable to not just commercial buildings in the business zoning districts (B-1 through B-5) but is also applicable to industrial (ORI zoning) and generally to multi-family structures”. Would architectural steel be appropriate for all of the B-zoned districts, the ORI district, or multi-family buildings? Attached to this staff report is an excerpt from Section V of the Zoning Code providing a description of the different zoning district.



Aluminum Composite Metal panels at Apple Chevrolet (8585 W. 159th Street)



Aluminum Composite Metal panels for Rizza Cadillac (8425 W. 159th Street) rendering

One related item for discussion would be about the percentage allowed for alternative building materials allowed as “architectural treatments, decorations or architectural accents” which are limited to no more than 15% of any façade.

- G. The following alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any façade:

- (1) Architectural steel
- (2) Stone
- (3) Glass exposed aggregate panels
- (4) Extruded or architecturally finished concrete
- (5) Cast in place concrete
- (6) Wood and engineered wood
- (7) Exterior Insulation Finishing System (E.F.I.S), stucco, or Dryvit
- (8) Fiber cement siding
- (9) Cedar Shingle
- (10) Equivalent or better materials or any combination of the above.

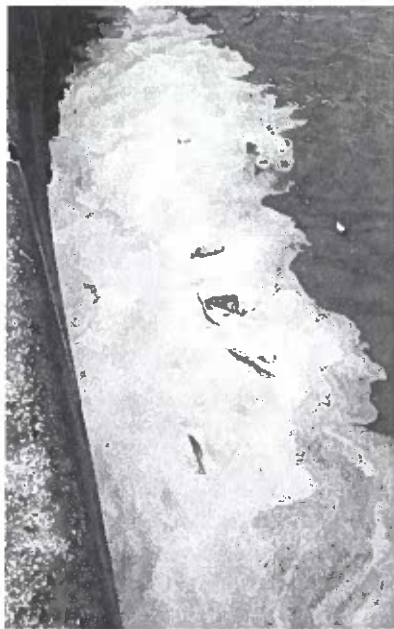
The Village has granted PUD exceptions allow alternative materials to exceed 15% for recent commercial projects such as the Tinley Park Plaza Redevelopment Phase 2 (Brixmor) in 2022 (20% phenolic panels, 10% EIFS and 16% metal) and Fifth Third Bank on Harlem Avenue in 2025 (EIFS and ACM panels totaling between 22.2 and 25.6% on three facades). Would the Plan Commission want staff to review this provision and potentially allow more than 15% of a façade to be constructed with an alternative building material?

MOTION TO CONSIDER

No motion is necessary for this agenda item. Staff is seeking guidance from the Plan Commission on the potential Text Amendments. Based on this guidance a formal Public Hearing will be held with the Plan Commission regarding the Text Amendments

EXHIBITS

Document			
1.	A Planners Dictionary (excerpt regarding “Porch”)	2004	American Planning Association
2.	Section V of Zoning Ordinance (excerpt regarding description of districts)		Village of Tinley Park



pollution

The presence in the outdoor atmosphere, ground, or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal, or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (*Temple Terrace, Fla.*)

■ **pollution, nonpoint source** Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles. (*California Planning Roundtable*)

Generalized discharge of waste which cannot be located as to a specific source into a water body. (*Concord, N.C.*)

Any source of water pollution that is not a point source. (*Temple Terrace, Fla.*)

■ **pollution, point-source** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe. (*California Planning Roundtable*)

Any discernible, confined, and discrete conveyance, including but specifically not

limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, or concentrated animal-feeding operation from which wastes are or may be discharged to the waters of the state. (*Concord, N.C.*)

Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. (*Temple Terrace, Fla.*)

■ **pond** (*See also lake; waterbodies*) Any inland body of water that in its natural state has a surface area of 1,000 square feet or more, and any body of water artificially formed or increased that has a surface area of 1,000 square feet or more. (*Cape Elizabeth, Maine*)

A permanent or temporary body of open water which is more than one acre in size and less than five acres in size. (*Grand Traverse County, Mich.*)

■ **ponding** A flooding condition in flat areas caused when rain runoff drains to a location that has no ready outlet. Ponding water usually stands until it evaporates, seeps into the ground, or is pumped out. (*Dewey Beach, Del.*)

■ **pool hall** A business establishment containing more than two pool or billiard tables for the use of patrons. (*Imperial Beach, Calif.*)

A building or portion thereof having within its premises three or more pool tables or billiard tables, or combination thereof, regardless of size, and whether activated manually or by the insertion of a coin, token, or other mechanical device. (*San Jose, Calif.*)

A principal use billiard facility, open to the general public, and which sells and serves intoxicating beverages . . . on the premises. (*Lancaster, Ohio*)

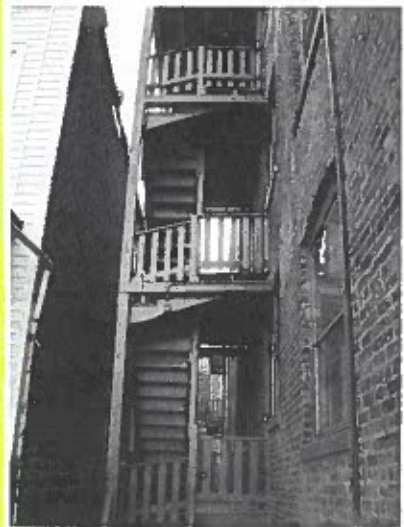
A primary commercial entertainment land use containing one or more pool or billiard tables. (*Long Beach, Calif.*)

Establishments that provide billiard tables for customer's use. (*Hermosa Beach, Calif.*)

■ **pool hall, family** A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating beverages . . . on the premises. (*Lancaster, Ohio*)

■ **population projection** A prediction of a future demographic condition that will occur if the assumptions inherent in the projection technique prove true. (*American Planning Association*)

■ **porch** (*See also deck, roofed*) A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes. (*Chandler, Ariz.*)



back porch

A roofed structure not more than 75 percent enclosed by walls and attached to the main building for the purpose of sheltering from the rays of the sun and from rain and weather, exclusive of vehicles, either persons or inanimate objects. (*Coral Gables, Fla.*)

A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building. (*Newport Beach, Calif.*)

A one-story roofed structure attached to the house with no floor space above and no more than one side of the porch is enclosed by a vertical wall, window, or screened surface. (*Glen Ellyn, Ill.*)



front porch

A one-story, covered entrance to a building, with a separate roof, that is not used for livable space. (*Hopkins, Minn.*)

A covered area projecting from and structurally connected to a building. (*Dewey Beach, Del.*)

A covered or uncovered floor, deck, or platform at the entrance to a building, the height of which is eight inches or more above the average level of the adjoining ground. (*Troy, Ohio*)

A roofed open area, which may be glazed or screened, usually attached to or part of and with direct access to or from a building. . . . A porch becomes a room when the space enclosed is heated or air conditioned and, if glazed, when the percentage of window area to wall area is less than 50 percent. (*Bondurant, Iowa*)

■ **porch depth** The dimension of a porch or arcade measured forward from the facade. (*Orlando, Fla.*)

■ **porch, open** (*See also deck*) A porch open on three sides except for wire screening. A porch shall not be considered open if enclosed by either permanent or detachable glass sash. (*Hartford, Conn.*)

A roofed structure attached to a building and open on two or more sides. A screened-in porch shall not be considered open. (*Cape Girardeau, Mo.*)

A unheated, open-air stoop that may be partially enclosed with a roof on top, and railings or walls on the sides not exceeding 40 inches in height from the porch floor. The area between the roof and the railings or walls may be covered with screening or netting material only, and cannot be enclosed with windows or other material. (*Grand Forks, N. Dak.*)

A deck or open porch with a roof but no walls or lattice. (*Robbinsdale, Minn.*)

A deck, landing, or balcony in which any portion extending into a front or side yard shall have no enclosure by walls, screens, lattice, or other material higher than 54 inches above the natural grade line adjacent to it. The porch is to be used solely

for ingress and egress and not for occupancy. (*Sedona, Ariz.*)

■ **porch, raised** A porch, with a minimum of 24 inches above any approaching walkway and that extends at least 75 percent of the maximum width of a house, where the floor surface of the porch extends at least seven feet from any adjacent wall surface behind or above. (*Glen Ellyn, Ill.*)

■ **porch, screened** A roofed structure not more than 75 percent enclosed by walls and attached to the main building provided, however, the remainder of the screened porch may be enclosed with insect screening or metal, fiberglass, or other approved insect screening. The insect screening shall have at least 50 percent of open area per inch enclosed by walls and attached to the building for the purpose of sheltering from the rays of the sun, exclusive of vehicles, either persons or inanimate objects. (*Coral Gables, Fla.*)

■ **porch width** The dimension of a porch or arcade measures as a percentage of the facade lot width. (*Orlando, Fla.*)

■ **port and harbor facilities** (*See also marina facilities; moorage, commercial; offshore facilities; maritime activities; terminal, marine; waterfront, port-ship zone*) Those facilities generally associated with a port or harbor, such as docks, piers, floats, and the harbor master structure. (*Valdez, Alaska*)

Those improvements and their appurtenant areas . . . that are adapted to the purpose of securing and/or servicing vessels.



port and harbor facilities

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 (Blank)	Prohibited Use