



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

October 15, 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 17, 2026 Regular Meeting

ITEM #1 PUBLIC HEARING - 2026 ZONING CODE TEXT AMENDMENTS

Consider recommending various proposed Text Amendments to Sections II, III, V, IX, X, and XII of the Tinley Park Zoning Ordinance. The 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 17, 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 17, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on September 17, 2026, at 7:00 p.m.

Present Plan Commissioners:

- Lisa Albano
- James Gaskill
- Angela Gatto
- Eduardo Mani
- Edgar Montalvo (arrived 7:02 p.m.)
- Steve Sepessy
- Terry Hamilton
- Chairman Garrett Gray

Absent Plan Commissioners:

- Andrae Marak

Village Staff:

- Peter Murphy, Village Attorney
- Mark Herman, Planning Manager
- Lori Kosmatka, Senior Planner
- Michael O. Whalen, Associate Planner

Petitioners:

- None

Members of the Public:

- None

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

APPROVAL OF THE MINUTES – Minutes of the September 3, 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 September 3, 2026 Plan Commission meeting. COMMISSIONER GASKILL 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 17, 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.

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Absent Plan Commissioners: Andrae Marak

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

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

Mark Herman, Planning Manager, presented the staff report. The below text amendment items were presented as per the staff report.

Flagpoles: COMMISSIONER GATTO expressed concerns that people often put flagpoles on the side of the driveway where you may only have four feet on that side of your home, then it would hit your neighbor's yard anyways. Mark Herman, Planning Manager, stated that if you had an existing, taller flagpole then it would be legally non-conforming, and this item is here for discussion. Peter Murphy, Village Attorney, clarified the proposal as written would apply to all of the property lines, sides, back, and front. COMMISSIONER GATTO said then to conform it would have to be in the middle of their lawn, versus where many people put them on the side of

the driveway. CHAIRMAN GRAY noted situations where a flagpole may be in the back corner of a private residence. He stated, as an engineer, he has not heard of a pole overturning by itself. Typically you would need a rigid structure like the face of a sign to catch the wind. He suggested before enacting this proposal he would suggest driving around town to see how much complies. He can think of businesses with flag poles. He believes this would be restricting if the frontage is narrow. Mark Herman, Planning Manager noted that shorter flagpoles, 10ft. vs. 20 ft. may be possible and comply. Something like 8 to 12 feet may be more typical for a single family detached residence. COMMISSIONER GASKILL noted he has a 20 foot flagpole. CHAIRMAN GRAY noted that trees have more of a propensity to fall. Mark Herman, Planning Manager, noted this proposal can be stricken. He is unsure if a permit is required. Without permits, there would generally not be inspection. COMMISSIONER SEPESSY noted if a large flagpole next to a thoroughfare goes down, then it would go across the road. CHAIRMAN GRAY feels there's some regulation, but does not know about this one.

Number of accessory commercial sheds: Mark Herman, Planning Manager, noted the intent was not to include merchandise in terms of sheds. COMMISSIONER GASKILL asked if the proposal would include companies that use trailers. Mark Herman, Planning Manager, noted a trailer would be a separate provision. Michael Whalen, Associate Planner, noted trailers fall under outdoor storage provisions, and shipping containers would fall under shed. CHAIRMAN GRAY asked if there are any businesses with sheds. Michael Whalen, Associate Planner, referenced The Scoop desired a shed, and one or more businesses on Duvan Drive has them. COMMISSIONER GATTO asked if there are dimensions. Michael Whalen, Associate Planner, said there are for residential properties. Mark Herman, Planning Manager, noted lot coverage provisions would apply. CHAIRMAN GRAY asked if this provision is passed, then could the Village require any nonconforming ones be removed. Michael Whalen, Associate Planner, responded that is not the intent. If you already have a shed and request an additional shed, it would then be denied. Peter Murphy, Village Attorney, stated that grandfathering is the default unless there is language that changes that. COMMISSIONER MANI asked if it would harm the resident. He compared it to fences. CHAIRMAN GRAY considered the size of the property and some sheds may be for certain uses. He asked why we would regulate this. Michael Whalen, Associate Planner, responded that the Duvan Drive property does not look great due to all the containers in the back. The regulation could help minimize the clutter, and it would be for businesses. If a business needed more storage space, they could replace a smaller shed with a bigger one or do a building addition. There are compliant paths forward. CHAIRMAN GRAY asked for Commissioner opinions. COMMISSIONER SEPESSY said he can't think of a shed problem, and wondered if size would be an issue. Mark Herman, Planning Manager, reiterated there are other code regulations of lot size and setbacks, as well as minimum separation distances from buildings. These would limit how big and where a shed could go. A smaller shed could be replaced with a larger one. CHAIRMAN GRAY noted buildings are more costly than sheds. He did not know if this is the right proposed regulations. He is not for this proposed regulation. He recalled a business that had been told they needed a new building, and then they were gone. He asked if storage units could be defined different than a shipping container. He asked the other Commissioners for their thoughts. COMMISSIONER GASKILL didn't see a problem with it. He noted it is just a storage place whether it be a shed, trailer, or pad. COMMISSIONER SEPESSY asked if this could be gradient or managed by the lot size, such as maximum one shed up to a certain lot size, and a second shed for larger lot sizes. Mark Herman, Planning Manager, said we could look into it.

COMMISSIONER GASKILL noted they should not build if they don't need to, that people should not spend money unnecessarily. CHAIRMAN GRAY noted a building addition could be very cost prohibitive and would require a building permit process and architect. CHAIRMAN GRAY asked for a strawpoll on "No" and counted seven. Michael Whalen, Associate Planner, asked where we would draw the line. CHAIRMAN GRAY stated we should have definitions. He recalled looking at the screening for the Pete's Fresh Market's trucks. He asked what kind of storage we are worried about, if we should patrol this evenly or be laissez faire as long as you have proper screening. He asked what a parked trailer truck is in the code. Michael Whalen, Associate Planner, responded that is Level 2 Outdoor Storage which is a Special Use in some B districts and Permitted in some Industrial districts with parameters, requiring a screening of a fence and or landscaping. CHAIRMAN GRAY noted forcing a business could be detrimental to it. COMMISSIONER MANI noted the difference on how this would affect existing versus potential businesses in that potential businesses may go elsewhere. COMMISSIONER GASKILL opined there is a such thing as overregulation.

Porch definition: Mark Herman, Planning Manager, noted the words "usually" and "separate" could remain. CHAIRMAN GRAY noted if it has a roof whether detached or Peter Murphy, Village Attorney, suggested the idea of a Special Use. Variations are less likely to be granted given the need for a hardship. Mark Herman, Planning Manager, noted this would be new territory for our code. He noted the deck could have extra provisions such as only extend a certain distance. There are many nonconforming situations existing. Michael Whalen, Associate Planner, noted now we are seeing older neighborhoods turning over, with maybe five models of common homes. He noted people want to modernize their frontage, so this type of request may come back again as a Variation, otherwise they would need to re-engineer their roof to get a compliant porch. Mark Herman, Planning Manager, noted the benefit of doing case-by-case could be the issue with cost and engineering to make a roof work, versus someone else with a different type of house that could easily have a porch that they don't want. He stated we could table this for now. CHAIRMAN GRAY agreed that some people would want to modernize it, and asked if it's possible to add code language to allow someone to change something for the better versus a demolition with new construction. He feels if someone wants to replace a deck, they should be able to modernize it. Michael Whalen, Associate Planner, noted the previous variation request did not already have an existing deck. He noted other nonconformities may be treated differently. He noted we don't allow patios or decks in front yards, which appears to indicate that outdoor recreation should happen in back yards. COMMISSIONER ALBANO noted a neighbor has a deck that looks terrible, and believes they should be porches instead. CHAIRMAN GRAY concurred that parties and recreation should be toward the back. He suggested keeping the porch definition as-is. Peter Murphy, Village Attorney, noted Variations would allow neighbors to come to speak on the matter.

Successive applications – Peter Murphy, Village Attorney, suggested language states requests should only come back if there's a substantial change in the nature of the request. COMMISSIONER MANI suggested six months. Michael Whalen, Associate Planner, clarified the proposal is for substantially similar requests. CHAIRMAN GRAY notes that climates may change over time, and that some things previously rejected can later be accepted. He felt a year is a good passage of time. Mark Herman, Planning Manager, noted that changing a request, such as the type of relief, would not be a successive application. Michael Whalen, Associate Planner,

noted this proposed regulation helps neighbors from having to come out to hearings to keep objecting from the same request.

Site plan review authority: COMMISSIONER SEPESSY thought there was already a way to appeal a Site Plan Architectural approval decision to the Village Board. Mark Herman, Planning Manager, clarified there is no mechanism for situations where a PUD's other requests may go through apart from Site Plan approval. CHAIRMAN GRAY noted that the stakes currently are high the way things are now. He recalled in the past that Lori/Staff will identify if there's something missing or not identified in the plans. He stated the Plan Commission is tasked with getting the Petitioner to the end zone, getting Petitioners to cross the "t"s and dot the "i"s, so when it comes to the Village Board, they don't have to do the heavy lifting. He felt a soft recommendation to the Village Board would harm this process, that plans should be pretty close to the goal line. Mark Herman, Planning Manager, acknowledged this, but noted there can be a disconnect when there are a multitude of entitlement request. He noted that if you make a negative recommendation such as for a Variation, then there's a higher voting threshold required when going to Village Board. He also noted Plan Commission splits on recommendation votes has the Village Board do two meetings. Regarding a PUD, he stated if you positively recommend a PUD but a negative on the Site Plan, then it stops here. He believes this is not a good process. Peter Murphy, Village Attorney, noted we do have a disconnect, and that one of the powers of the Plan Commission is that it can be referred back for further development of the site. He noted if there's a problem with the Plan Commission liking the PUD but not the Site Plan because of certain reasons, then a new site plan should be presented. Mark Herman, Planning Manager, considered that a lesson learned could be that before motions were made, that it could be made clear that if the Plan Commission has a concern about a specific aspect, then perhaps we should pump the brakes on making the other motions, and instead continue the public hearing to allow the applicant to tweak things and provide revised plans addressing the Commission's concerns. Otherwise, the Village Board has to pause with the other zoning items which were legally entitled to go to the Board, and have to come back to Plan Commission. Options avoiding the disconnect can be tabling the item or sending it as a negative recommendation. CHAIRMAN GRAY confirmed with Staff that if one item is tabled, then all are tabled. Mark Herman, Planning Manager, said this should be so. What could happen is with the discussion the Commission has after the public hearing is closed, you can internally deliberate. If there is a very clear sense the Commission needs more information or wants a revision, they can table the item instead of following the prepare Staff drafted motions. COMMISSIONER GASKILL asked if voting on the Site Plan first would have solved this problem. Mark Herman, Planning Manager, said not necessarily, as the Petitioner could have requested the vote for the remaining motions not proceed. Each request is a different request. The disconnect happens if the Commission votes in favor of a request such as rezoning, but negatively for site plan, but then the Petitioner still has the right to go to Village Board. CHAIRMAN GRAY acknowledged there is a time element such as to break ground, however it should be designed right. He noted we have had to pump the brakes in the past such as with MWRD issues. Sometimes there's things we miss or they get more information or there had been a discrepancy or gap with engineering change, Everything grows and we see it at a certain stage. It is the site plan and we are the Plan Commission. It should carry some weight. Mark Herman, Planning Manager, said there could be appeal language. CHAIRMAN GRAY noted there sometimes could be a skeleton quorum with not everyone present where you don't get the full picture. The Commissioners have different disciplines and backgrounds. He indicated that getting

a plan in a good place helps the Board not have to spend as much time on it with sweeping questions. If we're doing it right, we're helping them out. He asked the Commissioners for comments. COMMISSIONER SEPESSY asked when we deny, what actually goes to the Village Board? Mark Herman, Planning Manager, said right now, nothing. The site plan stops here. A mechanism like the right to appeal would mean they would just need to present to the Board with justification. He noted the Board does currently receive meeting minutes which function as a record of findings. Michael Whalen, Associate Planner, stated the findings of fact are in those reports. If the Board felt differently, they can draft new findings of fact. This applies to everything but site plan and rezoning per LaSalle Factors. COMMISSIONER HAMILTON said there should be a right of appeal. Michael Whalen, Associate Planner, stated appeals can go to the Board, but is not written in the Zoning Ordinance. Mark Herman, Planning Manager, clarified the proposal of the appeal further. CHAIRMAN GRAY said he liked the appeal for its checks and balances, and there is also a risk of a tie which does not approve. New information and or closer inspection may yield a different vote from the Board. Mark Herman, Planning Manager, said the benefit of an appeal is Staff can draft language where they would need to provide justification as well. CHAIRMAN GRAY agreed and said it protects everyone.

Nonconforming fences in secondary front yards: Mark Herman, Planning Manager, asked if we are OK with this concept of allowing a legally nonconforming fence location to get a permit. Commissioners answered yes to "A", "B", and "C". COMMISSIONER MANI agreed with "A" and "B", but not "B" and "C". He feels this cripples what residents can do. Mark Herman, Planning Manager, differentiated between fixing a damaged fence versus someone doing something different that is not compliant. Mark Herman, Planning Manager, noted we are not doing anything more stringent than other communities. This makes us somewhat more lenient than other communities, and what we are doing now. This matches his previous community and exceeds his prior two communities. He noted the spirit here is recognizing something established versus something new, and consideration of fence opacity, height, and location. COMMISSIONER MANI stated what you do on your property is your property, and if residents don't like it, then they should come here to voice their opinion. CHAIRMAN GRAY stated they wouldn't be here if there weren't the need for a Variation. He stated rules protect everybody. Some people have come here before with 40 year old fences, but he agrees with Staff. Mark Herman, Planning Manager, asked if the Chairman could recall if there was a previous Variation request with a location issue where they wanted to change the fence type. CHAIRMAN GRAY could not recall, but figured probably. Mark Herman, Planning Manager, noted this proposed regulation could reduce the number of Variation requests to the ones that do require special attention. He asked another question regarding if we need to quantify vision triangle distances for driveways. The Commissioners agreed.

The Commission had no objection to the following proposed amendments:

- Wall sign definition language to match Sec. IX.D.
- Gutter and eave encroachment into side setbacks
- Prohibiting water closets and lavatories in detached garages and accessory structures – COMMISSIONER SEPESSY it is handy to have a heater and slop sink in the garage, which would differ from water closets and lavatories. COMMISSIONER HAMILTON asked why not just prohibit living in it. Mark Herman, Planning Manager, noted that

someone may end up living in it anyways and it is harder to catch residency after plumbing is installed, as opposed to stopping it at the permit level. The intent is to be more permissive to allow more but also just safeguard the thing we don't want.

- Height of outside storage materials – COMMISSIONER HAMILTON suggested consideration of “long-term”. A business may need to temporarily stack something less than several days. Mark Herman, Planning Manager, noted that code enforcement will typically give a period of time for corrections to be made anyways. COMMISSIONER MANI asked about mobile homes. Mark Herman, Planning Manager, noted this is for business outside storage. COMMISSIONER HAMILTON asked if there are ordinances regarding RVs. Mark Herman, Planning Manager, stated regulations typically limit where you can park them.
- Collection/donation box permit requirement
- Home occupation cross reference correction
- Open storage screening height discrepancy – Mark Herman, Planning Manager, clarified this is only in industrial uses.
- Cannabis signage cross reference
- Combining violations code sections and revising Occupancy Certificate language
- Allow 1 wall sign on a secondary façade – COMMISSIONER GASKILL noted it should be still resembling the front sign, such as both being lit. Peter Murphy, Village Attorney, noted we can regulate size but cannot regulate content. He cautioned that we may be crossing a content barrier if we require signs to look alike. Mark Herman, Planning Manager, also noted there may be cost considerations if requiring a second sign to be lit because the first one is. COMMISSIONER GASKILL stated they wouldn't have to, but could be, and should be allowed but not required to do it. CHAIRMAN GRAY asked if that affects the only one of two signs may be projecting. Mark Herman, Planning Manager, responded no. Michael Whalen, Associate Planner, noted projecting signs on Oak Park are generally intended for visibility on Oak Park. Mark Herman, Planning Manager, noted other districts outside Legacy had different allowances.
- Residential Floor Area Ratio
- Non-illuminated temporary sign height
- Commercial building materials: COMMISSIONER SEPESSY stated it would need to meet safety codes, but if it enhances the building, we should look at it. The Commission was favorable to allowing it in industrial and ORI zoning. The B districts were noted as the B-1 being less intense, up to B-3, with the B-4 being more office related, and B-5 being automotive centered. Mark Herman, Planning Manager, asked if only the B-3 and B-5 should be considered out of the B districts. CHAIRMAN GRAY felt it would not fit in B-1 or really B-2 or B-4. He feels it is more suited to B-3 and B-5. As for the alternative building materials, Mark Herman, Planning Manager, asked about the percentage increase and site location.

Mark Herman, Planning Manager, noted there's no need for a motion here. He mentioned Staff would work on the revisions and have this come back as a formal public hearing.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, noted:

- Fifth Third is targeting to open in December.
- Sportsdome should be inflated in the next few weeks, with dome to open early November, and restaurant in December.
- Marriott is looking to schedule final inspections in October with a potential December opening.
- Tru Hotel is in process of getting their building permit finalized.

COMMISSIONER GATTO asked if someone purchased the old 7-Eleven.

Michael Whalen, Associate Planner, responded that the owner of Lucky Dog submitted for a permit there as a second location there. He would have to have the correct liquor license and be open at least a year to have a gaming license.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER HAMILTON made a motion to adjourn the meeting. COMMISSIONER SEPESSY seconded the motion. Voice vote. All were in favor. The meeting adjourned at 9:18 p.m.



PLAN COMMISSION STAFF REPORT

October 15, 2026 – Public Hearing

Petitioner

Village of Tinley Park

2026 Zoning Code Text Amendments

Public Hearing

Zoning Code Sections

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

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.

Approvals Sought

Text Amendments

At the September 17, 2026 Plan Commission meeting a workshop was held to discuss the proposed Text Amendments. Based on the guidance from the Plan Commission, formal proposed Text Amendments are to be considered this Public Hearing.

Several items discussed at the September 17 meeting have been removed from consideration based on feedback by the Plan Commission and are not discussed in this Staff Report.

Project Planner

Mark Herman, MPA, AICP
Planning Manager

In addition, staff seeks consideration of an additional Code change (regarding accessory structure size and dimensions) not discussed at the September workshop.

PROPOSED TEXT AMENDMENTS

Certain proposed Text Amendments have been removed based on the guidance of the Plan Commission at the September 17, 2026 workshop. These include flagpole requirements, number of accessory sheds on commercial properties, and definition of porches.

For the proposed Text Amendments items, specific text changes have been suggested. Words with a ~~strike through~~ are to be **removed**; words in **red** to be **added**.

The proposed Text Amendments are in the same order as presented at the September 17, 2026 workshop. Attached to this Staff Report is a draft ordinance in which the proposed Text Amendments are ordered based on applicable Code sections.

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. Gutter and eave encroachment into side setbacks, 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);**"

3. Prohibit water closet and lavatory in detached garages and accessory structures, 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.**"

4. Height of outside stored materials, Section III.O.1.b.5. (Open Storage – screening) add:

Note the proposed language has been modified from the September 17 Staff Report so as to make it clear this requirement applies to "long-term" storage,

(C) Long-term storage of 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.

5. 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

6. Correct cross reference in Code regarding home occupations, 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"

7. **Correct discrepancy regarding open storage screening. Section III.O.1, regarding open storage, requires a fence with a height of 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."
8. **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

9. **Both Sections X.D. ("Procedure in Case of Violations" and Section X.O. ("Violations and Penalty" address the same topic. Proposed amendment will combine them into a single section. Additionally, the Code references issuance of an "Occupancy Certificate" instead of a citation. The text below will replace existing text and is a result of consolidating the two sections into a Single Section X.D ("Procedure in Case of Violations")**

"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 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):

10. **Allow one wall sign on a secondary façade, Section XII.4.C.1.b.1:**
 As drafted the proposed Text Amendment solely allows for a wall sign on the secondary façade. Applicable regulations pertaining to materials (XII.4.C.2) and illumination (XII.4.C.3) are not being modified. Additionally, Section XII.4.E regulates the size of signs. The size of a wall sign is 1 sq.ft. of sign area for each lineal foot of primary or entry side building width. A footnote regarding wall sign regulations is present that states that "On secondary, side streets, or alley frontage may be allowed but shall not exceed the size of the wall signs on the primary or entry-side frontage. Shall not project above or below the story of the business that it is intended to identify."

"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."**

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

The proposed Text Amendment is based on Option 1 (removing FAR requirement for single-family residential) based on Plan Commission feedback at the Workshop.

**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 (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 Residential ¹											
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 ¹											
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 ¹											
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

Schedule II (in Section V of the Code) – proposed amendment to remove residential FAR requirements

12. Exempt non-illuminated temporary sign height, increase from four feet to six feet, 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')~~ **six feet (6')** 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..."

13. Successive Applications (currently not in Code):

This new provision can be located in Section X.O which is currently "Violations and Penalty". However, as noted previously in this Staff Report, the existing language from Section X.O. is being consolidated into Section X.D.

"O. Successive Applications

Whenever any application for a Variation, Text Amendment, Map Amendment, or Special Use (including Planned Unit Development) is denied, an application involving the same relief for the same property shall not be accepted for filing within one year of the final denial unless in the opinion of the Village Board, there is substantial new evidence available or a mistake of law or fact that would have significantly affected the prior denial."

14. Site Plan Review Process (Section III.U):

Current Code process regarding Site Plan and Architectural review provides the Plan Commission with final authority. Guidance from the Plan Commission at the Workshop was to provide a process for appeal to the Village Board.

"U. SITE PLAN REVIEW

No Building Permit shall be issued for the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan and Architectural Review has been reviewed by the Planning Department Staff and if required, approved by the Plan Commission. The

filing fee for new site plan reviews and amendments (building additions, parking changes, landscape changes, architectural changes, etc.) shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

The Planning Department Staff shall review the site and architectural plans for conformance with this Ordinance and other Codes and Ordinances of the Village, and if required, shall make a report with recommendations to the Plan Commission. Plan Commission review is required if the proposed development requires zoning approval (Variation, Rezoning, Special Use Permit, ~~Map~~ **Text** Amendment, or Plat approval). For projects requiring Plan Commission review, after receiving the report of the Planning Department Staff, the Plan Commission shall approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Planning Department Staff for further study. **For any site plan denied by the Plan Commission, a petitioner may appeal the denial to the Village Board upon providing, in writing, grounds for which the appeal is based on. Upon appeal, the Village Board may approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Plan Commission for further consideration."**

15. Nonconforming Fence Location, Secondary Front Yards, Section III.J .5.a:

"Legal Nonconforming Fences. Fences constructed with a permit on file with the Village. Minor ordinary repairs and maintenance (not exceeding repair on one (1) eight foot (8') wide section of fencing per year) may be completed on such fence. Nonconforming fences shall not be changed or altered in any manner that would increase the degree of its nonconformity or structurally altered to prolong its useful life. **Additionally, legal nonconforming fences that encroach into the secondary front yard may be allowed to be replaced with the same encroachment into the secondary front yard, provided compliance with all of the following:**

- (1) The location of the proposed fence does not encroach any further into the secondary front yard than the existing legal nonconforming fence; and**
- (2) The proposed fence does not have a height higher than the existing legal nonconforming fence; and**
- (3) The proposed fence does not have a significant increase in opacity than the existing legal nonconforming fence (for example an open fence cannot be replaced with a solid/privacy fence); and**
- (4) The proposed fence may be required to be modified for vehicular and pedestrian safety; specifically, the proposed fence must comply with Section III.G and Section III.J.2.a.4."**

Additionally, as per guidance from the Plan Commission, Section III.J.2.a.4. is to be modified as follows:

"(4) 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 it pertains to driveways, this unobstructed area shall be a triangular section of land formed by the driveway and street right-of-way lines and a line connecting them at points ten (10) feet from the intersection of the driveway and property line."**

16. Commercial Building Materials (Section V.C.7.F and Section V.C.7.G):

Feedback from the Plan Commission was to allow architectural steel (specifically Aluminum Composite Metal panels) as a primary building material for non-residential buildings in the B-3, B-5 and ORI zoning districts.

Add Section V.C.7.F.5. as shown below:

"(5) For nonresidential buildings in the B-3, B-5, and ORI Zoning Districts, architectural steel (such as Aluminum Composite Metal panels) is allowed to be substituted in place of the minimum masonry requirements enumerated above."

Additionally, the Plan Commission provided guidance to increase the percentage allowed for alternative building materials (used for "architectural treatments, decorations or architectural accents") from 15% to 25%. Staff is also proposing to correct a scrivener's error regarding EIFS.

Amend Section V.C.7.G as follows:

"G. The following alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than ~~15%~~ **25%** of any facade:

- (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.S~~ **E.I.F.S.**), stucco, or Dryvit
- (8) Fiber cement siding
- (9) Cedar Shingle
- (10) Equivalent or better materials or any combination of the above."

NEW PROPOSED TEXT AMENDMENTS

The following are items had not been discussed at the Plan Commission workshop on September 17, 2026

17. Accessory Structure Size (Section III.I.2.b)

This Code provision sets to establish maximum size (in square feet) for accessory structures. The intent is a maximum of 720 sq.ft. for detached garages, 200 sq.ft. for sheds and 400 sq.ft. for all other accessory structures. However, language is missing regarding the "detached garage" provision. Additionally, the Code provides a maximum "width" of 34 feet; however, Staff notes there could be difficulty in determining which dimension is the "width" of a structure given potential orientation of the structure and placement on a property. Staff suggests modification so that no dimension could exceed 34 feet.

Amend Section III.I.2.b as follows:

"The maximum floor area **for a detached garage** shall be seven hundred twenty (720) square feet, two hundred (200) square feet for a storage shed, and four hundred (400) square feet for all other structures. ~~The width~~ **No single dimension (width and/or depth)** of any structure shall not exceed 34 feet;"

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed text amendment, appropriate wording of the motion is:

"...make a motion to recommend that the Village Board amend Sections II, III, V, IX, X, and XII of the Zoning Ordinance in regard 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; as described in the October 15, 2026 Staff Report and attached Draft Ordinance."

EXHIBITS

Document	
1.	Draft Ordinance "Amending The Village Of Tinley Park Zoning Ordinance"
2.	Staff Report for 2026 Zoning Code Text Amendments Workshop (September 27, 2026)

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE
NO. 2026-O-XXX

**AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING
ORDINANCE**

MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees

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

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2026-O-XXX

**AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING
ORDINANCE**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the Village of Tinley Park ("Village") desires to amend its Zoning Ordinance ("Amendments") as it pertains 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; and

WHEREAS, amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village held a Public Hearing on said Amendments on October 15, 2026, at which time all persons were afforded an opportunity to be heard; and

WHEREAS, the Plan Commission voted **X-X in favor to recommend** said Amendments to the Tinley Park Zoning Ordinance; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Amendments be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendations; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to approve said Amendments to the Tinley Park Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: that the report and findings and recommendations of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely, as if fully recited herein at length.

SECTION 2: that Section II.B (DEFINITIONS) is amended as follows:

"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 3: that Section III (GENERAL PROVISIONS) is amended as follows:

Section III.I.1.e amend as follows:

"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);**"

Section III.I.2.b amend as follows:

"The maximum floor area **for a detached garage** shall be seven hundred twenty (720) square feet, two hundred (200) square feet for a storage shed, and four hundred (400) square feet for all other structures. ~~The width~~ **No single dimension (width and/or depth)** of any structure shall not exceed 34 feet;"

Section III.I.2.g amend as follows:

"Detached garages and accessory structures shall ~~not be serviced by water, sanitary sewer, or natural gas~~ **not have a water closet and lavatory.**"

III.J.2.a.(4) amend as follows:

"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 it pertains to driveways, this unobstructed area shall be a triangular section of land formed by the driveway and street right-of-way lines and a line connecting them at points ten (10) feet from the intersection of the driveway and property line.**"

Section III.J.5.a amend as follows:

"**Legal Nonconforming Fences.** Fences constructed with a permit on file with the Village. Minor ordinary repairs and maintenance (not exceeding repair on one (1) eight foot (8') wide section of fencing per year) may be completed on such fence. Nonconforming fences shall not be changed or altered in any manner that would increase the degree of its nonconformity or structurally altered to prolong its useful life. **Additionally, legal nonconforming fences that encroach into the secondary front yard may be allowed to be replaced with the same encroachment into the secondary front yard, provided compliance with all of the following:**

- (1) **The location of the proposed fence does not encroach any further into the secondary front yard than the existing legal nonconforming fence; and**

- (2) The proposed fence does not have a height higher than the existing legal nonconforming fence; and
- (3) The proposed fence does not have a significant increase in opacity than the existing legal nonconforming fence (for example an open fence cannot be replaced with a solid/privacy fence); and
- (4) The proposed fence may be required to be modified for vehicular and pedestrian safety; specifically, the proposed fence must comply with Section III.G and Section III.J.2.a.4."

Section III.O.1.b.(5) add:

"(C) Long-term storage of 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."

Section III.Q.1.a amend as follows:

~~"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 III.U (SITE PLAN REVIEW) amend as follows:

"No Building Permit shall be issued for the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan and Architectural Review has been reviewed by the Planning Department Staff and if required, approved by the Plan Commission. The filing fee for new site plan reviews and amendments (building additions, parking changes, landscape changes, architectural changes, etc.) shall be as adopted by the Village Board and listed in the Comprehensive Fee Schedule (Tinley Park Code of Ordinances, Table of Special Ordinances, Table XI).

The Planning Department Staff shall review the site and architectural plans for conformance with this Ordinance and other Codes and Ordinances of the Village, and if required, shall make a report with recommendations to the Plan Commission. Plan Commission review is required if the proposed development requires zoning approval (Variation, Rezoning, Special Use Permit, ~~Map~~ **Text** Amendment, or Plat approval). For projects requiring Plan Commission review, after receiving the report of the Planning Department Staff, the Plan Commission shall approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Planning Department Staff for further study. **For any site plan denied by the Plan Commission, a petitioner may appeal the denial to the Village Board upon providing, in writing, grounds for which the appeal is based on. Upon appeal, the Village Board may approve the Site and Architectural Plans, with or without conditions, deny it, or refer it back to the Plan Commission for further consideration.**

SECTION 4: that Section V (DISTRICT REGULATIONS) is amended as follows:

Section V.B Schedule I - R-1 Single-Family Residential amend as follows:

“Home occupations that result in the dwelling unit being visited by customers or clients pursuant to Section III.~~W~~ X of this Ordinance”

Section V.B Schedule II (“SCHEDULE OF DISTRICT REQUIRMENTS / LOT, YARD, AND BULK REGULATIONS”), is amended so as to remove Maximum Floor Area Ratio from the schedule for the R-1, R-2, R-3, R-4, R-5, R-6 and R-7 Residential Zoning Districts, as follows:

**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 ²		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 ¹											
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 ¹											
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 ¹											
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

Section V.C.7.F add:

“(5) For nonresidential buildings in the B-3, B-5, and ORI Zoning Districts, architectural steel (such as Aluminum Composite Metal panels) is allowed to be substituted in place of the minimum masonry requirements enumerated above.”

Section V.C.7.G amend as follows:

“G. The following alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% **25%** of any facade:

- (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~~ **E.I.F.S.**), stucco, or Dryvit

- (8) Fiber cement siding
- (9) Cedar Shingle
- (10) Equivalent or better materials or any combination of the above."

Section V.C.10.A.2 amend as follows:

"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."

SECTION 5: that Section IX (SIGN REGULATIONS) is amended as follows:

Section IX.B.4.d amend as follows:

"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')~~ **six feet (6')** 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..."

Section IX.C add:

"9. Adult-Use Cannabis Signage: See Section V.C.13.b.vii for specific signage regulations for adult-use cannabis establishments."

SECTION 6: that Section X (ADMINISTRATION AND ENFORCEMENT) is amended as follows:

Section X.D ("Procedure in Case of Violations") is removed in its entirety and replaced as follows:

"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 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."

Section X.O which is currently "Violations and Penalty" is removed in its entirety and replaced as follows:

"O. Successive Applications

Whenever any application for a Variation, Text Amendment, Map Amendment, or Special Use (including Planned Unit Development) is denied, an application involving the same relief for the same property shall not be accepted for filing within one year of the final denial unless in the opinion of the Village Board, there is substantial new evidence available or a mistake of law or fact that would have significantly affected the prior denial."

SECTION 7: that Section XII (LEGACY CODE) is amended as follows:

Section XII.4.C.1.b ("Wall and/or Projecting") amend as follows:

"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."**

SECTION 8: That any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 9: That this Ordinance shall be in full force and effect from and after its adoption and approval.

SECTION 10: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS XX day of XXXX 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS XX day of XXXX 2026.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY M. O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2026-O-XXX, “AN ORDINANCE AMENDING THE VILLAGE OF TINLEY PARK ZONING ORDINANCE” which was adopted by the President and Board of Trustees of the Village of Tinley Park on XXXX XX, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this XX day of XXX 2026.

NANCY M. O’CONNOR, VILLAGE CLERK



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:

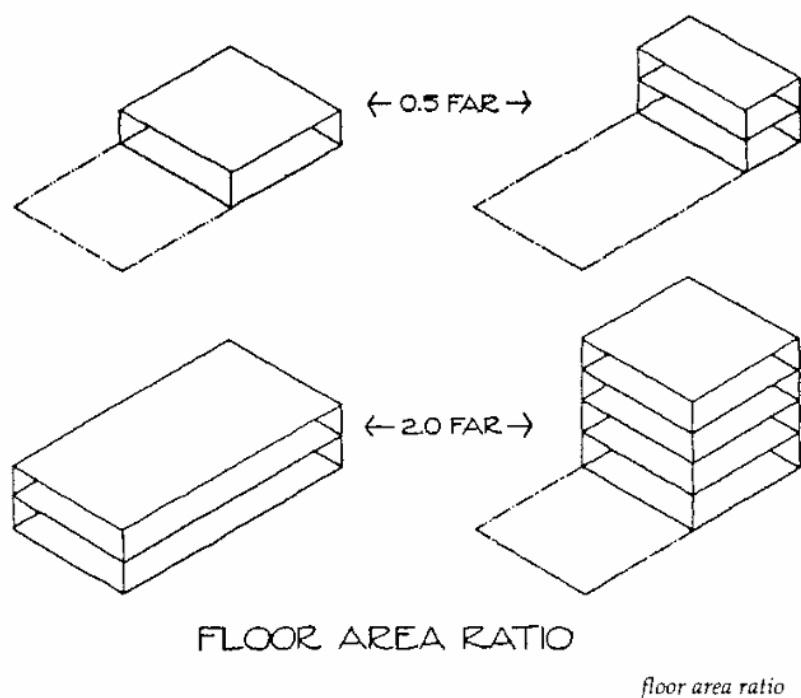
Permitted Encroachments	Front Yard	Side Yard	Rear Yard	Corner Lots		Additional Requirements
				Primary Front Yard	Secondary Front Yard	
Decks		P	P			In no case shall a deck be placed closer than five (5) feet to any property line.
Porches and porticos	P	P	P	P	P	Not to extend into the required yard more 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 warrantied 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