

Part Three: Attachments

Date: June 27, 2011

Prepared by: Development Services Department

ATTACHMENTS:

Below are the combined attachments for the proposed Land Development Code Amendments outlined in the Plan Commission staff report dated July 12, 2011. These are the actual code sub-sections that were impacted by the amendments.

Language marked by a strikethrough (~~strikethrough~~) is eliminated from the code, while language marked by italics and underlined (*italics*) is added to the code.

Section 2-102 Definitions

- **Animal Services** means any business or establishment providing services to animals for a time period of more than four hours. Examples include:

1. Any premises ~~are then~~ where more than three domestic animals over one year of age are kept.
2. Any premises where one or more domestic animals are maintained, boarded, bred or cared for in return for remuneration, or are kept for the purpose of sale.
3. Animal Hospitals and Veterinarian Clinics.
4. Kennels provided they are located a minimum of 300 feet from any residential zoning district, measured from the closest run or kennel to the nearest residential property line.
5. Animal Shelters provided they are located a minimum of 300 feet from any residential zoning district, measured from the closes run or kennel to the nearest residential property line.
6. Pet Shops.
7. Animal Boarding.

Any premises five (5) acres or more in area used for a single family detached dwelling, agricultural, institutional, or recreational use where more than three (3) such domestic animals owned by the occupant of the principal use are kept, bred and offered for sale shall not be considered an animal hospital, kennel, boarding or shelter.

For animal services ~~under~~ less than four hours, see the Personal Service Establishment domestic pet services definition.

(Ord. 4434 – 12/1/08)

- **Domestic Pet Services** means any business or establishment providing services to animals for a time period not to exceed four hours. Services may include grooming, training and short term veterinarian care. See Personal Service Establishments. (Ord. 4434 – 12/1/08)
- **Medical Office** means any building or portion thereof, the principal use of which is for offices of one or more licensed physicians, ophthalmologists, dentists, psychologists, physical, occupation and recreational therapists or the like for the examination and treatment of persons on an out-patient basis only, ~~but does not include medical rehabilitation centers.~~ See Office definition. (Ord. 4434 – 12/1/08)
- **Motor Vehicle Services** means any building, structure, or lot used for one (1) or more of the following:
 1. Dispensing, selling or offering for retail sale, gasoline, kerosene, lubricating oil, or grease for the operation and maintenance of motor vehicles.
 2. The business of maintaining motor vehicles including lubrication, tire and battery installation.
 3. The business of repairing motor vehicles including minor and major repairs, auto body work, welding and painting.
 4. Car washes, both automatic and self service.
 5. Marine equipment sales, service or rental.

Such establishment shall not include facilities only selling or offering for retail sale, automotive parts or accessories provided that such establishment does not provide any service repair or installation. In addition to meeting Village Code requirements including Title 6 Chapter 2 Nuisances and Title 6 Chapter 4 Noise Control, Motor Vehicle Services abide by the following performance standards:

1. All work is conducted indoors.
2. Garage doors facing residential areas remain closed at all times except for the exchange of vehicles.
3. Vehicles parked more than five (5) business days are considered outdoor storage.

(Ord. 4434 – 12/1/08)

- **Office** means a use or building where business is conducted which does not primarily involve the sale or transfer of goods by the business to the customer at that location. This includes, but is not limited to, general business offices, government offices, insurance offices, medical offices, mortgage offices, credit unions, law offices and real estate sales and management offices. (Ord. 3130 - 5/18/98)

- **Personal Service Establishment** means an establishment primarily engaged in providing services involving the care of a person or his/her apparel, such as laundry cleaning and garment services, garment pressing, linen supply, diaper service, coin-operated laundries, dry cleaning plants, carpet and upholstery cleaning, photographic studios, beauty shops, tanning salons, barber shops, shoe repairs, day spas, hat cleaning, funeral services (except funeral parlors and crematoria), reducing salons, travel agencies, postal agencies, domestic pet services and clothing rental. Personal service establishments are required to have appropriate licensure as regulated by the State of Illinois.

Section 5-106 Appearance and Related Plan Review

- Section 5-106.A (Purpose)
 - Inserted language concerning restaurants occupying former restaurant spaces with no exterior changes.
- A. **Purpose and Authority.** An Appearance Review is required for minor exterior site and building changes for all existing development, and for all restaurants that are not a special use, except single family residential and multifamily of fewer than six (6) units. Appearance Review is not required for routine property maintenance, replacement of materials with like materials, and proposals that do not visibly change the appearance of the property or for restaurants occupying an existing or vacant former restaurant space and proposing no exterior changes. If the Development Services Department finds that the proposal significantly alters the design and intent of the approved plan, full site plan review is required. The purpose of appearance review is to ensure that the appearance of new development within the Village is consistent with the community character of the area within which the development is located. The Development Services Department is authorized to conduct and approve appearance reviews. The Appearance Review process in this Section 5-106 does not apply to property in the OOH Zoning District. See Section 6-209 for applicable regulations for the OOH Zoning District. (Ord. 3281 - 8/16/99; Amd. Ord. 4161 – 8/6/06; Amd. Ord. 4411 – 9/2/08)

Section 6-204 R-3 Residential District

- Section 6-204.B.6 (Permitted Uses)
 - Language modified to match proposed amendments.
- 6. Small residential-care homes with 1-5 residents, provided that:
 - a. The use is licensed by the applicable State agency; and

- b. The home is located no closer than 450 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
- Section 6-204.C.2 (Special Uses)
 - New item inserted alphabetically as number 2, shifting the other items in the list accordingly;
 - 2. Congregate Elderly Housing, provided that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home;
 - Item eliminated, shifting the numbering of the other items in the list accordingly;
 - 7. Nursing homes, provided that the home is located no closer than 1,000 feet to any other nursing home, residential-care home or congregate elderly housing facility; and
- Section 6-204.C.5 and C.6 (Special Uses)
 - Language modified to match proposed amendments.
 - 5. Large residential-care homes (over 8 residents), provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 1,000 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
 - 6. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:
 - a. The use is licensed by the applicable State agency; and

- b. The home is located no closer than 660 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.

Section 6-204.5 R-3A Residential District

- Section 6-204.5.B.6 (Permitted Uses)
 - Language modified to match proposed amendments;
 - 6. Small residential-care homes with 1-5 residents provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 450 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
- Section 6-204.5.C.2 (Special Uses)
 - New item inserted alphabetically as number 2, shifting the other items in the list accordingly;
 - 2. *Congregate Elderly Housing, provided that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home;*
 - Item eliminated, shifting the numbering of the other items in the list accordingly;
 - 7. ~~Nursing homes, provided that the home is located no closer than 1,000 feet to any other nursing home, residential-care home or congregate elderly housing facility; and~~
- Section 6-204.5.C.5 and C.6 (Special Uses)
 - Language modified to match proposed amendments;
 - 5. Large residential-care homes (over 8 residents), provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 1,000 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
 - 6. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:
 - a. The use is licensed by the applicable State agency; and

- b. The home is located no closer than 660 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.

Section 6-205 R-4 Residential District

For amendments to Section 6-205 R-4 Residential District, please see the attached draft since amendments are scattered throughout the section.

Section 6-206 RSB Residential Supporting Business District

For amendments to Section 6-206 RSB District, please see the attached draft since amendments are scattered throughout the section.

Section 6-207 BIZ Business District

- Section 6-207.B.21 (Permitted Uses)
 - New language inserted in the following provision:
 21. Restaurants and outdoor seating for restaurants greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent, with a minimum height of 3.5-feet. (Ord. 3837 – 12/1/03)
- Section 6-207.C.2 (Special Uses)
 - New language inserted and old deleted in the following provision:
 2. Animal Services; hospitals, pounds, shelters and other overnight animal boarding;
- Section 6-207.C.6 (Special Uses)
 - New language inserted and old deleted in the following provision:
 6. Congregate elderly housing, provided that: the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home.
 - a. ~~The standards of Section 6-312 that are applicable to this District are met; and~~
 - b. ~~The use is located no closer than 1,000 feet to any other congregate elderly housing facility, residential-care home or nursing home.~~
- Section 6-207.C.12 (Special Uses)

(Ord. 3281 – 8/16/99; Amd. Ord. 4475)

- Language deleted in the following provision:
 12. Motor vehicle services;
 - a. ~~Vehicle repair, as a primary use, with outdoor storage provided it is located at least 200 feet from a residential use or district, with a solid screen at least six (6) feet in height between said use and the residential use or district;~~
- Section 6-207.C.27 (Special Uses)
 - Item eliminated due to redundancy with Motor Vehicle Services:
 27. ~~Vehicle repair with outdoor storage provided it is located at least 200 feet from a residential use or district, with a solid screen at least six (6) feet in height between said use and the residential use or district;~~ (Ord. 3354 4/17/00)

Section 6-208 MFG Manufacturing District

- Section 6-208.B.2 (Permitted Uses)
 - The following provision is eliminated, shifting the other items in the list accordingly:
 2. ~~Animal Day Care not to exceed 5,000 sf in size;~~ (Ord. 3990 2/21/05)
- Section 6-208.B.10 (Permitted Uses)
 - Language deleted in the following provision:
 10. Motor vehicle services;
 - a. ~~Vehicle repair, as a primary use, with outdoor storage, provided they are located at least 200 feet from a residential use or district with a solid screen at least six (6) feet in height between said use and the residential use or district;~~
- Section 6-208.C.1 (Special Uses)
 - New language inserted and old deleted in the following provision:
 1. Animal Services; Hospitals, pounds, shelters and other overnight boarding, provided that open runs or kennels are located no closer than 300 feet from any residential zoning district, measured from the closest point of the run or kennels to the nearest residential property line. Uses may be permitted less than 300 feet from an E-1 Residential zoning district that is designated non-residential in the

~~Comprehensive Plan and has no existing residential uses at the time of application.~~ (Ord. 3183 9/18/06)

- Section 6-208.C.8 (Special Uses)
 - Item eliminated to be consistent with definition changes, shifting all other items in the list accordingly;

8. ~~Medical rehabilitation centers;~~

Section 6-210 COR Core Mixed Use District

- Section 6-210.B.16 (Permitted Uses)
 - New language inserted in the following provision:
 16. Restaurants, and outdoor seating for restaurants, greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent, with a minimum height of 3.5-feet. (Ord. 2420 7/6/93; Amd. Ord. 4044 – 7/5/05)
- Section 6-210.C.1 (Special Uses)
 - New language inserted in the following provision:
 1. Animal Services; hospitals, pounds, shelters and other overnight animal boarding;
- Section 6-210.C.2 (Special Uses)
 - Provision eliminated due to redundancy with Motor Vehicle Services, shifting other items in the list accordingly:
 2. ~~Automobile service stations;~~

- Section 6-210.C.7 (Special Uses)
 - New language inserted and old deleted in the following provision:
 7. Congregate elderly housing, provided that: (Ord. 3281 - 8/16/99)
~~that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home;~~
(5/11)
 - a. ~~The standards of Section 6-312 are met; and~~ (Ord. 3281 - 8/16/99)
 - b. ~~The use is located no closer than 1,000 feet to any other congregate elderly housing facility, residential-care home or nursing home.~~ (Ord. 3281 - 8/16/99)
- Section 6-210.C.11.b (Special Uses)
 - Reference to nursing homes eliminated;
 - b. The home is located no closer than 1,000 feet to any other residential-care home, ~~nursing home~~ or congregate elderly housing facility.
- Section 6-210.C.13 (Special Uses)
 - New item inserted alphabetically, shifting the other items in the list accordingly;

13. Motor Vehicle Services;

- Section 6-210.C.14 (Special Uses)
 - Item eliminated, shifting other items in the list accordingly;
 - 14. ~~Nursing homes, provided that the nursing home is located no closer than 1,000 feet to any other nursing home, residential-care home or congregate elderly housing facility;~~

Section 6-211 ORI Mixed Use District

- Section 6-211.B.17 (Permitted Uses)
 - New language inserted to be consistent with other changes;
 - 17. Restaurants and outdoor seating for restaurants, greater than 330 feet from a residential parcel. Outdoor seating will have aisle widths of three (3) feet or more, and service of liquor will require fencing, temporary or permanent, with a minimum height of 3.5 feet. (Ord. 4044 - 7/5/05)
- Section 6-211.C.1; C.2; C.3 (Special Uses)
 - Language amended and items eliminated, shifting other items in the list accordingly;

1. ~~Animal hospitals, pounds, shelters and other overnight animal boarding; Services;~~
2. ~~Automobile service stations;~~
3. ~~Car washes;~~

- Section 6-211.C.6 (Special Uses)
 - Item inserted alphabetically, shifting other items in the list accordingly;

6. Motor Vehicle Services;

Section 6-212 VC Village Center District

- Table 6-212.C.1 (Allowable Uses in the Village Center District)
 - Row 3: Congregate Elderly Housing amended to a all-around special use;
 - Row 4: "Animal Hospitals and Boarding" amended to "Animal Services";
 - Row 4: "Automobile repair with outdoor storage for up to 10 vehicles"; and "Automobile sales and rentals, service stations, car washes" eliminated and amended to "Motor Vehicle Services" alphabetically for all-around special use;
 - Row 4: Funeral Parlors without Crematoria amended to just "Funeral Parlors" and changed to all-around special use;
 - Row 4: "Nursing homes (minimum spacing 1,000 feet)" eliminated;
- Section 6-212.D.4 (Bulk Requirements)
 - Language amended to increase FAR to 3.0 for developments within 1,000 feet of a mass transit facility and 1.0 for developments outside of 1,000 feet;

4. Land Use Intensity.

Allowable square footage for all developments, including single use commercial and single use residential, as well as mixed-use projects, shall be measured by the Floor Area Ratio (FAR). All developments with residential uses will be regulated on the basis of FAR compliance rather than the number of residential units. The maximum Floor Area Ratio (FAR) will be 4.0 3.0 for mixed-use developments within 1,000 feet of a mass transit facility and 0.6 1.0 for single-use developments outside of 1,000 feet of a mass transit facility. FAR will be calculated by dividing the overall gross floor area by the gross site area. Gross floor area includes all building residential square footage. Accessory parking or transit facility parking is not included in the Gross Floor Area for FAR calculations.

Section 6-307 Signs

- Section 6-307.M.3 (Prohibited Signs)
 - Language inserted for clarification purposes;
- 3. Signs in public rights-of-way which are not Village of Orland Park public signs. (Ord. 3281 - 8/16/99; Amd. Ord. 4210 – 12/18/06)

- Section 6-307.P.1

- Clarified and inserted new provisions regarding signage for buildings over 500,000 square feet;

P. **Signs Permitted in Commercial/Office Districts -- Sign District**

#2. In addition to those signs identified in Subsection N, above, only the following signs shall be allowed in commercial/office zoning districts (BIZ, COR and ORI), in accordance with the regulations set forth in this Subsection P and elsewhere in this Section. However, the regulations provided in Subsection R (Sign District 4) shall apply to auto dealers and gas stations.

1. **Freestanding Identification Signs.**

a. All areas except for 159th Street (between 71st Court and 94th Avenue) and except for the Old Orland Historic District (See Section 6-209.E): (Ord. 4574 – 7/6/10)

1. *The maximum sign face area shall be one (1) square foot per 2.5 lineal feet of frontage, up to forty (40) square feet (for each of two (2) sides) for developments under 350,000 square feet, and up to one hundred (100) square feet for developments between 350,000 square feet to 500,000 square feet, and up to one hundred twenty-five (125) square feet for developments of 500,000 square feet and greater, subject to conditions as written in 6-307.P.1.a.6.*

1. *The maximum sign face area shall be one (1) square foot per 2.5 lineal feet of frontage, up to forty (40) square feet (for each of two (2) sides) for developments under 350,000 square feet, and up to one hundred (100) square feet for developments of 350,000 square feet and greater.*

2. One (1) freestanding identification sign shall be allowed per lot, except for lots with over three hundred (300) feet of frontage on a public right of-way, which may have up to two (2) freestanding signs, which may be combined into one sign of up to eighty (80) square feet subject to a ten (10) foot maximum height. An exception to this rule is provided and except for corner lots with over three hundred (300) feet of frontage on each public right-of-way or major privately owned circulation road, which may have up to one (1) freestanding sign per frontage, and for developments over 350,000 square feet, ~~which may have~~ one (1) freestanding identification sign at each major entrance. (Ord. 4042 – 7/5/05)
3. There shall be no more than fifty percent (50%) of each window area covered with window signs. (For window signs in the Old Orland Historic District, see Section 6-209.E.4). (Ord.2959-11/18/96; Amd. Ord. 4574 – 7/6/10)
4. The maximum thickness of such sign shall be two (2) feet.
5. Listing of tenants' names shall be permitted for office buildings, but shall occupy no more than eighty (80) percent of the freestanding sign face. For office buildings with four (4) or more stories, two (2) eighty (80) square foot signs listing tenants' names on no more than eighty percent (80%) of the freestanding sign face shall be allowed. The allowable height for these signs shall be ten (10) feet. No tenants' names shall be allowed for non-office commercial signs unless one or more the following conditions are met:
 - a. The name of the tenant is also the name of the center;
 - b. The distance between the building and the right-of-way exceeds 250 feet;

c. The distance between the building and the right-of-way exceeds 100 feet and building visibility from the right-of-way is blocked by structures along at least 50% of the lot width.

In the case of these conditions, up to four (4) tenant listings shall be permitted on up to forty percent (40%) of the freestanding identification sign face.

~~the name is also the name of the center or unless distances between building and right-of-way exceed 250 feet, or unless distance between building and right of way exceeds 100 feet and building visibility from the right of way is blocked by structures along at least 50% of the lot width, in which case, up to four (4) tenant listings shall be permitted on up to forty (40) percent of the freestanding identification face.~~ (Ord. 2959-11/18/96; Amd. Ord. 4610-12/20/10)

6. For commercial buildings over 500,000 square feet, twenty-five percent (25%) of the freestanding identification sign face area must be used for the name of the center. The remaining seventy-five percent (75%) of the freestanding identification sign face area may be used for tenant listings following these conditions:

a. The name of the center must appear on the top of the freestanding identification sign;

b. The maximum height of the sign shall be eighteen (18) feet;

c. The sign may have up to six (6) tenants listed, with tenant signs matching in font color and background color (font style, and size may be different);

d. The freestanding identification sign must include a minimum design to sign face ratio of 1:1, in which 125 square feet of sign face area, for example, must include 125 square feet of architectural features. The design/ architectural features may include such elements as sign anchors, piers, canopies etc. Landscaping must be provided along fifty percent (50%) of the base of the sign.

e. Directional signs may support freestanding identification signs but are limited to nine (9) feet in height and seventy (70) square feet in sign face area. The directional signs must match the freestanding sign as an architectural feature to the site following the same 1:1 design to sign face ratio. As a feature, it may include similar elements as noted above. Landscaping must be provided along fifty percent (50%) of the base of the sign. Directional signs are limited to secondary frontage and access routes.

7.6. Message boards shall be permitted for commercial buildings, which may occupy no more than twenty-five (25) percent of the freestanding identification sign face, provided that no tenants' names are listed on the sign. However, developments over 350,000 square feet may apply this twenty-five (25) percent to tenants' names, for a total of sixty-five (65) percent, in place of a message board. No message boards shall be permitted for office buildings. (Ord.2586-6/6/94 & Ord. 2959-11/18/96 & Ord. 3281-8/16/99 & Ord. 3354 – 4/17/00)

8.7. One menu board and one preview board shall be allowed for each establishment with drive in service windows. ~~At no time shall more than one menu board be allowed per establishment. With a maximum height of five (5) feet and a maximum of twenty-five (25) square feet. The~~

maximum height shall be five (5) feet and the maximum sign face shall be forty (40) square feet

b. All areas along 159th Street (between 71st Court and 94th Avenue):

1. The maximum sign face area shall be one (1) square foot per (5/11)
2.5 lineal feet of frontage, up to sixty-four (64) square feet (for each of two (2) sides), up to a total of one hundred and twenty-eight (128) square feet for developments under 350,000 square feet, and up to one hundred (100) square feet (for each of two (2) sides), up to two hundred (200) square feet for developments of 350,000 square feet and greater.
2. One (1) freestanding identification sign shall be allowed per lot, except for lots with over three hundred (300) feet of frontage on a public right-of-way, which may have up to two (2) freestanding signs. ~~and except~~ An exception to this rule is provided for corner lots with over three hundred (300) feet of frontage on each public right-of-way or major privately owned circulation road, which may have up to one (1) freestanding sign per frontage, and for developments over 350,000 square feet, ~~which may have~~ one (1) freestanding identification sign at each major entrance. (Ord. 2959 - 11/18/96)
3. The maximum height of such sign shall be eighteen (18) feet.
4. The maximum thickness of such sign shall be two (2) feet.
5. Listing of tenants' names shall be permitted for office buildings, but shall occupy no more than eighty (80) percent of the freestanding sign face. No tenants' names shall be allowed for non-office commercial signs unless the following conditions are met:

- a. *The name of the tenant is also the name of the center;*
- b. *The distance between the building and the right-of-way exceeds 250 feet;*
- c. *The distance between the building and the right-of-way exceeds 100 feet and building visibility from the right-of-way is blocked by structures along at least fifty percent (50%) of the lot width.*

In the case of these conditions, up to four (4) tenant listings shall be permitted on up to forty percent (40%) of the freestanding identification sign face.

~~the name is also the name of the center or unless distances between building and right-of-way exceed 250 feet, or unless distance between building and right of way exceeds 100 feet and building visibility from the right-of-way is blocked by structures along at least fifty percent (50%) of the lot width, in which case, up to four (4) tenant listings shall be permitted on up to forty percent (40%) of the freestanding identification face.~~ (Ord. 4574 - 7/6/10)

- 6. Message boards shall be permitted for commercial buildings, which may occupy no more than twenty-five (25) percent of the freestanding identification sign face, provided that no tenants' names are listed on the sign. However, developments over 350,000 square feet may apply this twenty-five (25) percent to tenant's names, for a total of sixty-five (65) percent, in place of a message board. No message boards shall be permitted for office buildings. (Ord. 3281 - 8/16/99)