

EXHIBIT C

Section 6-207 BIZ Business District

Section 6-207.B.21 (Permitted Uses)

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.

Section 6-207.C.2 (Special Uses)

2. Animal Services;

Section 6-207.C.6 (Special Uses)

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.

Section 6-207.C.12 (Special Uses)

12. Motor Vehicle Services;

Section 6-208 MFG Manufacturing District

Section 6-208.B.10 (Permitted Uses)

10. Motor vehicle services;

Section 6-208.C.1 (Special Uses)

Animal Services

Section 6-210 COR Core Mixed Use District

Section 6-210.B.16 (Permitted Uses)

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.

Section 6-210.C.1 (Special Uses)

1. Animal Services;

Section 6-210.C.7 (Special Uses)

7. Congregate elderly housing, provided that that the use is located no closer than 1,000 feet to any other congregate elderly housing facility or residential care home;

Section 6-210.C.11 (Special Uses)

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 or congregate elderly housing facility.

Section 6-211 ORI Mixed Use District

Section 6-211.B.17 (Permitted Uses)

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.

Section 6-211.C.1 (Special Uses)

1. Animal Services;

Section 6-212 VC Village Center District

Table 6-212.C.1 (Allowable uses in the Village Center District)

| | Lot line 300 feet or more from single family detached residential lot line | Lot line within 300 feet of single family detached residential lot line |
|----------------------------|--|---|
| Congregate Elderly Housing | Special Use | Special Use |
| Animal Services | Permitted Use | Special Use |
| Motor Vehicle Services | Special Use | Special Use |
| Funeral Parlors | Special Use | Special Use |

Section 6-212

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 3.0 for developments within 1,000 feet of a mass transit facility and 1.0 for 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)

3. Signs in public rights-of-way which are not Village of Orland Park public signs.

Section 6-307.P.1

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):

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.

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 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, one (1) freestanding identification sign at each major entrance.

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).

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.

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. 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.

8. One menu board and one preview board shall be allowed for each establishment with drive in service windows. 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 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. 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.

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.

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.