



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

September 3, 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 August 20, 2026 Regular Meeting

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

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

ITEM #2 PUBLIC HEARING – SEERUP FENCE VARIATION – 17500 70TH AVENUE

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

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**

August 20, 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 August 20, 2026.

CALL TO ORDER – ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on August 20, 2026, at 7:00 p.m.

Present Plan Commissioners: Lisa Albano
James Gaskill
Angela Gatto
Terry Hamilton
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Garrett Gray
Eduardo Mani
Andrae Marak

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioner: None

Members of the Public: None

COMMUNICATIONS – Mark Herman, Planning Manager, noted that in absence of Chairman Gray, we will need to nominate an Acting Chair. We will need a motion and a seconding of the motion with a roll call vote.

COMMISSIONER GATTO made a motion to nominate COMMISSIONER SEPESSY to serve as Acting Chair for August 20th meeting. COMMISSIONER HAMILTON seconded. Roll call vote. All in favor. Motion carried.

Mark Herman, Planning Manager, noted that regarding approval of minutes, the minutes were not sent out earlier, but they were sent out earlier this afternoon by email. He also noted we had hard copies printed.

APPROVAL OF THE MINUTES – Minutes of the July 16, 2026, Plan Commission meeting were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes. COMMISSIONER GASKILL made a motion to approve the minutes of the July 16, 2026 Plan Commission meeting. COMMISSIONER HAMILTON seconded the motion. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted that tonight we will have training provided by Mr. Peter Murphy.

Village Attorney Peter Murphy introduced himself, and thanked the Commission for their time. He noted this training is being recorded, and may be of use to Commissioners not present tonight as well as for new Commissioners as they come onboard. He noted that there will be time for questions and answers at the end of the training presentation. He provided a presentation of Plan Commissioner training. Topics included:

- Village Code – The Plan Commission. Purpose, Powers, Duties – Include, but not limited to, preparation of a Comprehensive Plan (third party professional proposals, public hearings with recommendation, etc.).
- Village Code – The ZBA. Concurrent Membership as Zoning Board of Appeals – Authority is derived from state statute.
- Dual Roles – Dual Authority. Plan Commission and Zoning Board of Appeals. Public Hearings, Spot zoning, and appeals by any person “aggrieved by any officer, department, board, or bureau of the municipality”.
- Public Hearings & OMA. State statute, notices, agendas, minutes. Remote attendance permitted with rules and limitations.
- Conduct. Robert’s Rules of Order, Quorum, Following agenda, Public comment, Voting, Public hearing process.
- Chairman Duties.
- FOIA and Gift Ban Act
- Determination Procedure – ZBA. Variations, Special Use, PUDs.
- Additional Considerations. Variations vs. Special Uses, PUDs as Exceptions to Village Code, Role as Recommending Body, Takings vs. Municipal Authority
- Q&A.

COMMISSIONER HAMILTON asked about the status of the Comprehensive Plan

Mark Herman, Planning Manager, noted it is slow but ongoing. The plan has gone through some revisions but is still coming. The current plan is over 20 years old and is not helpful. In the near future when we get the new plan approved, it will be a tool for analysis by Staff and the Plan Commission.

COMMISSIONER HAMILTON noted it seems to be largely the main job of the Plan Commission.

Village Attorney Peter Murphy responded that it is a main job, but we sit as both for the Plan Commission and also the Zoning Board of Appeals. The ZBA was consolidated into the Plan Commission. We may just refer to this group as Plan Commission out of convenience, but they are equally important.

COMMISSIONER GATTO commented on who was on the Commission at the time of the consolidation.

Village Attorney Peter Murphy noted that a Plan Commission may only meet once every 20 years so it may be helpful to consolidate.

ACTING CHAIR SEPESSY asked a procedural question regarding remote attendance. He asked how it typically works.

Village Attorney Peter Murphy responded that prior to a meeting, one could request to attend remotely. State statute limits to only one at a time, and must be heard vocally and hear the meeting vocally. It can also be visually such as a Teams meeting. But if there are problems with IT (technology) then they cannot attend. Once we confirm the audio, we can would do a normal roll call vote. If the Chairman is not present, we would vote on allowing the Chair to attend remotely.

ACTING CHAIR SEPESSY recalled about a year ago there was a situation where we were short on quorum.

Mark Herman, Planning Manager, said he heard that you still need a physical quorum.

Village Attorney Peter Murphy agreed and confirmed you cannot operate without a quorum. He would not recommend having a meeting if a quorum is not present. There could be a problem if the remote call drops. You have to vote as a quorum.

Mark Herman, Planning Manager, also noted the Village Code states there must be a bonafide reason.

Lori Kosmatka, Senior Planner, noted the code states reasons of personal illness, employment, or family or other emergency. She also believed there is a limitation of three times a year.

Village Attorney Peter Murphy stated he didn't know what the penalties are for some.

Mark Herman, Planning Manager, reiterated the concern if a remote call is used to get quorum and then the call drops. We may not even know this happens for some time.

Village Attorney Peter Murphy noted sometimes the technology also may make it hard to hear especially if multiple people talk at once.

COMMISSIONER HAMILTON stated one of the more interesting points tonight is that the Trustees need to have a super majority to overrule. He asked what the super majority number would be.

Village Attorney Peter Murphy responded that the Plan Commission in this case puts the burden on the Board if you go against what their desires are. He stated super majority should be 2/3 in Illinois if overturning the recommendation of a zoning board. Regarding regular majority he said it's not the majority of the quorum but it should be the majority of the number of members. So if we have 9 members, a majority really is 5 positive votes. So if someone doesn't votes this way or against, then we really have not made the recommendation because the majority of the board hasn't voted. He noted abstentions count toward a positive vote. They do not count as a negative. They are neutral. They count toward a quorum and a positive vote.

COMMISSIONER HAMILTON stated there is one function that doesn't go to the Board. He thought it was something on the map.

Village Attorney Peter Murphy responded that was the one he talked about. It is for an appeal from a decision by Staff about a zoning or building issue.

Mark Herman, Planning Manager, responded we have approval for Site Plan & Architectural process. It's an item that probably should also go to the Board. That's a potential code change we may explore in the future. It is odd because Site Plan Architectural review only comes to the Plan Commission if it's attached to some other request. It stops with you, but the other request goes to the Board. Site Plan Architecture is holistically part of the request. He has worked in other municipalities with a different process.

Village Attorney Peter Murphy clarified that under state statute, we are only authorized on, unless the Village makes another code variation, is to hear denials on these issues like zoning and variances. Staff has some latitude. If staff denies one, the Petitioner can come to us.

Good of the Order

Mark Herman, Planning Manager, provided the following updates:

- Village Board approved the Gas N Wash PUD change and the Crisis Center Special Use Permit request.
- Fifth Third Bank – They are looking to open December 1st.
- Sportsdome – It went down due to the storm in late July. The tentative date to get it back up is November 1st.

ACTING CHAIR SEPESY asked about what caused the dome to go down, understanding there was devastating weather.

Mark Herman, Planning Manager, responded that he doesn't know the exact specifics, other than it wasn't totally complete. Occupancy hadn't been granted yet, so it wasn't finalized. It may have had to do with structural support aspects not being completely done yet. He noted he does not have all the details, and that Director Coleman acting as the Building Official would have had more involvement.

Receive Comments from the Public

There were no comments from the public.

Adjournment

ACTING CHAIR SEPESY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER GATTO seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:08 p.m.

DRAFT

PLAN COMMISSION STAFF REPORT

September 3, 2026 – Public Hearing

Petitioner

Thomas and Courtney
Bertram

Property Location

6535 177th Street

PIN

28-31-213-057-0000

Zoning

R-4 (Single-Family
Residential)

Approvals Sought

Variation

Project Planner

Michael O. Whalen, AICP
Associate Planner

Bertram Fence Variation

6535 177th Street



EXECUTIVE SUMMARY

The Petitioners are requesting a Variation from Section III.H.1. to allow an encroaching fence within the required secondary front yard. The backyard of the subject property is enclosed with a six-foot wood fence, which extends to the north property line along 177th Street. The fence was permitted and has been present since at least 1982. The 1982 building permit references a “building commission variation”. A replacement in the current location was permitted in 2005. The Zoning Ordinance requires any Variation to be granted by the Village Board and memorialized by ordinance.

The existing fence was damaged during severe weather this summer, and the Petitioners are proposing to replace the fence in its current location with a six-foot cedar fence.

The Zoning Ordinance permits fences no less than ten feet from the secondary front property line. The Petitioners’ proposal would place the fence on the secondary front property line.

Additionally, the building permit submitted by the Petitioners’ fence contractor indicates a four-foot picket fence encroaching six feet into the required front yard. The Petitioners’ Variation application does not reference this area, however it is included on the plat provided.



Location Map

Zoning Map

EXISTING SITE & HISTORY

The subject property is an approximately 7,900 square foot corner property. The property is comprised of two 25-foot-by-125-foot lots, a portion of a third lot, and a portion of a vacated alley. The lots were created when the neighborhood was subdivided in 1890. The property is nonconforming to the R-4 Single-Family Residential Zoning District, which requires that corner lots be 10,000 square feet in area and at least 75 feet in width. A split-level house, detached garage, above ground pool with deck, and a shed are present on the property. Portions of the pool, deck, house, and fence are located within the required secondary front yard.

The fence was permitted in its current location in 1982. This location was prohibited at the time; however, the building permit references a “building commission variation” indicating that the property owners at the time made some request for relief from the zoning regulations at the time and some process by the Village granted the relief. The fence was replaced in its current location in 2005. The fence within the required front yard was also installed with this permit.

The Zoning Ordinance requires any Variation to be granted by the Village Board and memorialized by ordinance.

ZONING & NEARBY LAND USES

The subject property is located within the **R-4 Single-Family Residential** Zoning District. The table below indicates the surrounding zoning and land uses in the area:

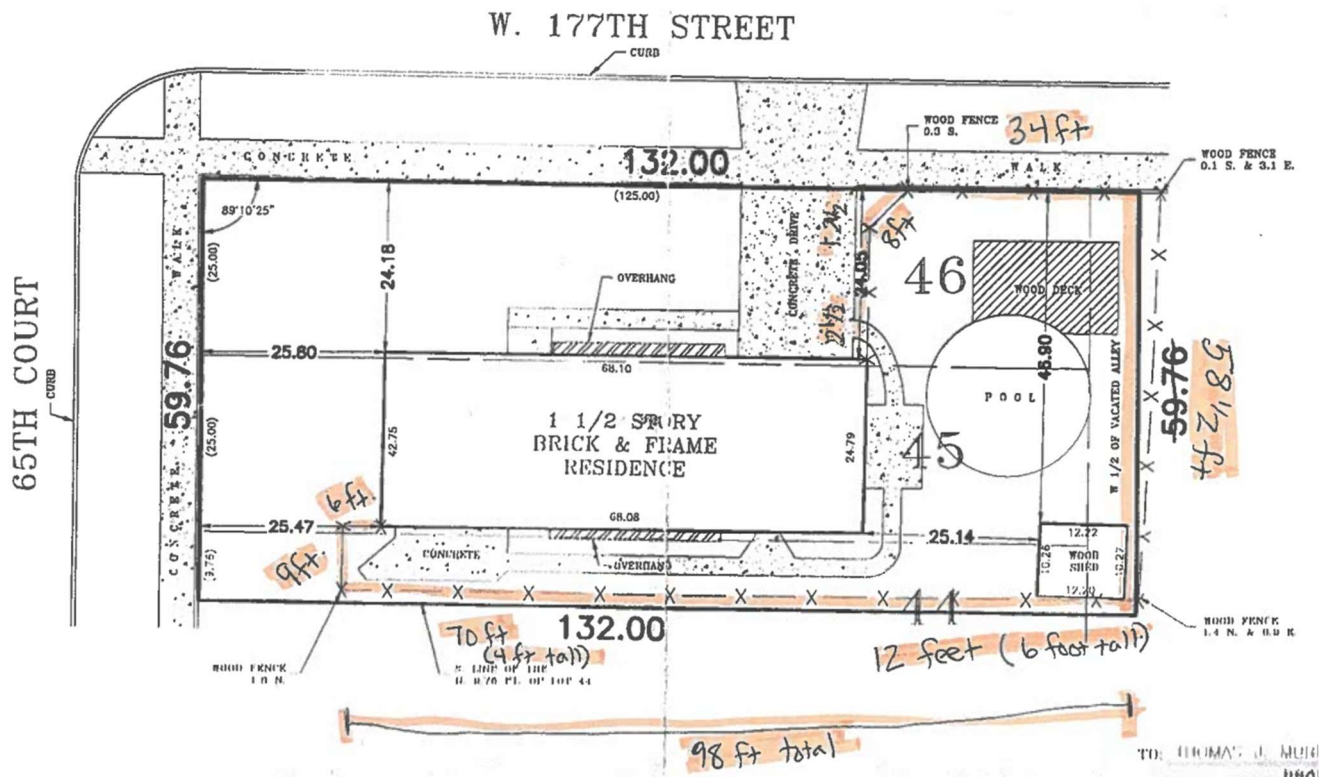
Direction	Zoning	Land Use
North	R-4 Single-Family Residential	<i>detached house</i>
East	R-4 Single-Family Residential	<i>detached house</i>
South	R-4 Single-Family Residential	<i>detached house</i>
West	R-4 Single-Family Residential	<i>public park</i>

VARIATION REQUEST

The Petitioners are requesting a Variation from Section III.H.1. of the Zoning Ordinance to allow a six-foot privacy fence along the north property line along 177th Street. Section III.H.1. generally prohibits fences within required front and secondary front yards. A Variation is also required to replace the existing four-foot open-style fence encroaching six-feet into the required front yard.

ZONING DISCUSSION

In 2024, the Village Board amended Section III of the Zoning Ordinance to permit fences within secondary front yards no less than ten feet from the property line. The purpose of this amendment was to allow owners of corner lots to have larger enclosed backyards, while ensuring no visibility conflicts between motorists and other road users. The Petitioners' proposal at the subject property will not create any visibility issues and includes a notched area where the existing driveway meets the public sidewalk to improve visibility for pedestrians.



Survey Markup by Petitioners

The backyard is approximately 2,250 square feet. Replacing the fence in a conforming location would result in a 15% reduction in the size of the enclosed backyard and would require the homeowners to remove the existing above ground pool and deck. The fence within the required front yard (along 65th Court) encloses a small patio, which would be decreased in size if this segment of fence was installed behind the front setback.



Visibility triangle at sidewalk-driveway intersection



Fence encroaching into front yard

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
Installing the replacement fence in a compliant location would decrease the amount of enclosed space in the rear and side yards.
2. The plight of the owner is due to unique circumstances.
The subject property is nonconforming to the R-4 Single-Family Residential Zoning District minimum lot width, minimum lot area, and required setbacks.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation requested will not alter the character of the area.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Variation 1 – Backyard Fence

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

Variation 2 – Front Yard Fence

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

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	8/7/2026
2	Variation Addendum	Petitioner	8/7/2026
3	Narrative with photos	Petitioner	8/7/2026
4	Plat of Survey	n/a	n/a
5	Fence Contract	Cedar Rustic Fence Co.	7/16/2026



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: _____

Project Description: _____

Project Address: 16535 177th St Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 7500.

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Thomas & Courtney Bertram Company: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): Thomas A Bertram / Courtney Bertram

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Date: 8-7-26



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ① ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ② ☒ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ③ ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ④ ☒ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ② ☒ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

- C. Describe how the above difficulty or hardship was created.**

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**
- 2. Substantially increase the congestion of the public streets.**
- 3. Increase the danger of fire.**
- 4. Impair natural drainage or create drainage problems on adjacent property.**
- 5. Endanger the public safety.**
- 6. Substantially diminish or impair property values within the neighborhood.**

To the Village of Tinley Park Community Development Department,

My name is Tom Bertram and my wife Courtney and I have lived in Tinley Park since early 2004. When we moved into our current home at 6535 177th st. in Tinley Park, all the additional items in our side yard were already in place. These items include a 20' round above ground pool, an 11'w x 20'l deck, a 10'x12' shed, and a 6' wood fence which enclosed our side yard and back of the house area. To our knowledge all items in the side yard were properly permitted prior to us moving in.

In early 2005 we were starting the process of looking into replacing the fence that had been in place since 1982. At the time it was a 6' fence that enclosed the side yard and the 6' fence continued across the back of our house, to just beyond the southwest corner of the house. We contacted the Village about replacing the old fence with a new 6' fence that enclosed the side yard and at the southeast corner of the back of the house transitioned to a 4' picket fence extending just past the southwest corner of the house. The Village granted us a permit with 1 exception. The exception was the fence that ran from north to south between our side yard and our neighbors to the east at the time was 3' into an easement. The village asked us to move the fence in the 3' from the easement to the actual property line, which we did. The work was permitted and completed shortly after.

In mid 2020 after years of wear and tear we were looking to replace our garage floor with a new 18'6" x 24' garage floor. At the same time our back patio and stoop which leads from our dining room the back of our house was also in need of repair. We were also requesting a new 7'x22' concrete patio along with a 7'6"x18" stoop to replace an existing patio and stoop which was also deteriorated. We contacted the Village for a permit for the project and after working with the Village everything was approved, a permit granted, and shortly after the work was completed.

During the last round of storms that hit our area our current fence received damage in a couple of different areas. We made some temporary repairs and once again started the process of working with the village to replace our fence. We submitted our request to the Village for a permit to replace the storm damaged fence and received a response from the Village of Tinley Park Community Development Building Department with 2 Zoning Concerns. The Zoning Concerns were as follows:

- #1. The proposed fence is not permitted to extend past the house line on the southwest corner of the home.
- #2. The proposed fence on the northeast side is not permitted. The existing fence is located on the property line and there appears to be a line-of-sight issue with the public sidewalk.

Note: The fence is allowed to be located 10 feet towards the home from the northern property line.

In addressing concern #1, in 2005 when we originally replaced the fence that had been in place since 1982, we were permitted to install a new fence to where it all currently stands, this included at the time the extended fence past the southwest corner of the home. Along with that in 2020 when replacing the back concrete patio and stoop, we were permitted the 7'x22' patio slab which had a portion of the patio extended past the southwest corner of the home meeting up to the fence line. Both of which were approved, permitted, at the time within Zoning Codes.

On Concern #1 we are asking for a variance for the southwest corner to allow a replacement fence to extend beyond the corner of the home around the existing concrete patio, so as not to be in the middle of a newer concrete patio which was approved to extend beyond the corner of the home in 2020.

In addressing concern #2, in 2005 we were permitted and replaced the 6' fence that had been there since 1982, no concerns about a line-of-sight were brought up to us at the time. We requested a sit down with Village Staff to get clarification on the handout which states that Corner Lots may have differing codes. We set up a meeting for Monday 8/3 with Walter Smart to sit down and discuss our project. That day we met with Walter Smart and Mark Herman. During the meeting it was explained to us that the Zoning Codes had changed. For us being on a corner lot with a pool and a deck that were properly permitted prior to us moving in is a problem which cannot be corrected by moving the fence line into the recommended 10' area. Currently my pool partially extends beyond that 10' recommendation and the deck is entirely beyond that 10' recommendation, so installing a new fence there with the new Zoning Code would cause the fence to be in the area where the pool and deck are now.

On concern#2 we are asking for a variance for the northeast fence line to be replaced and installed, where a fence has been since 1982, with no line-of-sight issues or concerns have ever been brought up to us as homeowners in the Village of Tinley Park since 2004.

I have included pictures of the property as it currently exists to show how the current permitted items in the side yard are now causing concerns on Zoning Codes that were changed after all have been permitted and maintained since 1982.

I'm happy to further discuss the concerns and walk through the photos or have a member of Village Staff come out to our property to walk through the project.

Thank you for your time.

Tom Bertram

OVERVIEW



STORM DAMAGE



TEMP. REPAIR



STORM DAMAGE →

→

→

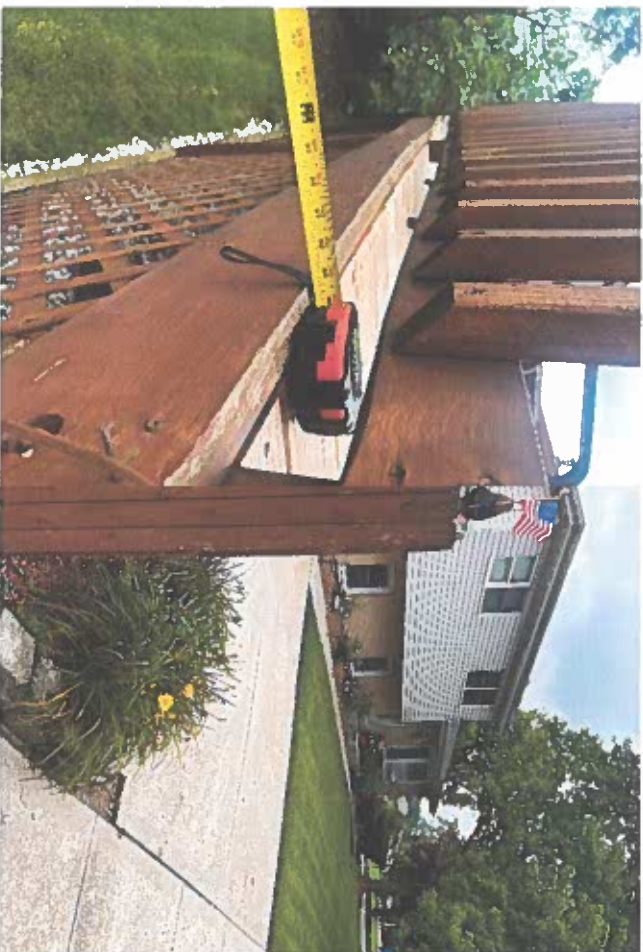
Back Fence Past House Line View



Approx. 10' Extension Replacement



Edge of Deck From Current Fence



Zoomed in Gap

Side Walk View (Longest)

Current Cut Out (Driveway Side Walk)

STREET VIEW



DRIVEWAY VIEW



CUT OUT DRIVEWAY VIEW





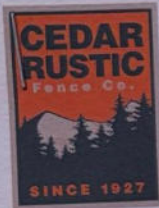
99 Republic Ave., Joliet, IL 60435 815.741.1635 fax: 815.741.7059 CedarRustic.com C 48358

Directions:

Proposal Date 7/14/26
Expiration Date 8/14/26
Target Installation Date 1/1

Name Courtney Bertram
Address 6535 W. 177th St
City, State, Zip Tinley Park 60417
Job Location

Home Phone
Work Phone
Cell Phone
Fax
Email



Debbie Memenga
Sales Representative

Cedar Rustic Fence Co.
99 Republic Avenue
Joliet, IL 60435-6513

Cell: 708.878.3421
Office: 815.741.1635
Fax: 815.741.7059
dmemenga@cedarrustic.com

CedarRustic.com

Grade Change
Asphalt, Concrete Break
Pool
Removable Panel

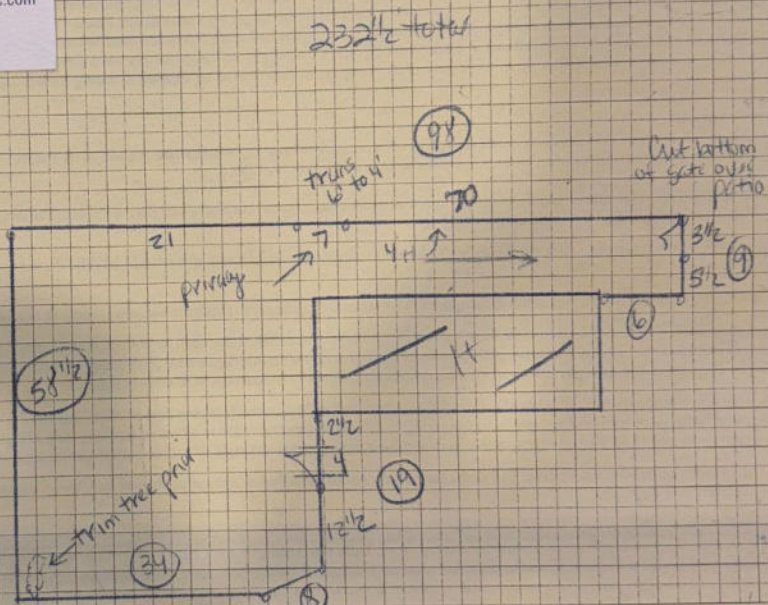
Customer Responsibility

- Obtain Permit
- Homeowners Association Approval
- Provide Plat of Survey
- Clear Fence Line
- Contain Animals
- Other tree in corner

Initial

Job Conditions

- Y N New Sod
Y N Freshly Graded Dirt



Customer acknowledges that the fence will follow the natural contours of the property unless otherwise specified in this contract. Under no circumstances is Cedar Rustic responsible for damages to private utilities (including sprinkler line, drain tiles, down spouts, sump lines, private gas, private electric, private water and electric fences) and/or underground items not professionally located by J.U.L.I.E. or Digger companies.

Payment Terms

- ☐ % down. Balance due to crew chief on day of installation.
☐ % down. Financing terms

Third party financing may be available to qualified applicants. If customer does not complete and return all documents and instruments required by the third party financing upon completion of fence, payment will be due in full to Cedar Rustic.

Payments

Date cc # exp. V M D A appr.# Check # Amount
Date cc # exp. V M D A appr.# Check # Amount
Signed authorizes use of credit card for: ☐ Deposit ☐ Final Payment ☐ Both Signature Date

The undersigned has read each of the provisions on this page, each of the specifications on page 2 and each of the conditions of sale on pages 3 and 4 of this contract, understands the same, and by signing hereafter agrees to each such provision, specification and condition of sale. This proposal becomes a binding and enforceable contract when received by Cedar Rustic either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required.

The provisions, specifications and conditions for sale in this Contract are hereby accepted. Payment will be made as set forth above.

Customer Signature Date Company Representative Date

Grand Total
Deposit
Balance Due

We accept JULIE

Debbie Memenga

R Cedar Fence by Cedar Rustic Fence Company
 Stall 147 1/2 feet of 6 high Privacy fence

Rolling Arch

\$ 9108

coupon - 1006

\$ 8042

Style SPACED ☐ PRIVACY ☒ SHADOW ☐ RAIL ☐				Construction ☒ Face Nail ☐ Mortise & Tenon		Posts <u>44</u> ☒ Square ☐ Round		GOthic ☒ ACORN ☐ WILLIAMSBURG ☐ BEVEL ☐ NEWPORT ☐ STRAIGHT ☐ DOMED ☐ CHAMFERED ☐ RICHMOND ☐			
Boards <u>1x4 w/rl</u> FLAT ☒ MILLED ☐ BEVELED ☐ TONGUE & GROOVE ☐ INTERLOCK ☐ SQUARE ☐				Picket Tops STRAIGHT ☐ DIAMOND CUT ☐ DOG EAR ☒ BARN TOP ☐ FULL POINT ☐ FRENCH ☐				Framing 1/2 LOG ☐ 2 X 4 ☒			
Patterns STRAIGHT ☐ ROLLING ARCH ☒ CUT ARCH ☐ SCALLOP ☐ CUT SCALLOP ☐ TRADITIONAL ☐ V-OUT ☐ HAMPTON ☐ LEXINGTON ☐ OTHER ☐											
Gates Install <u>1</u> gate(s) <u>4</u> wide x <u>6</u> tall ☐ Steel Framed Install <u> </u> gate(s) <u> </u> wide x <u> </u> tall ☐ Steel Framed				Hardware ☐ Gravity ☒ 2-way ☐ Drop Rod ☐ Gravity ☐ 2-way ☐ Drop Rod		Post Set ☒ Dry Set ☐ Concrete		Caps ☒ None ☐ Top Cap ☐ Face Cap(s)			

R Cedar Fence by Cedar Rustic Fence Company
 Stall 85 feet of 4 high Spaced fence

Rolling Arch

\$

Style SPACED ☒ PRIVACY ☐ SHADOW ☐ RAIL ☐				Construction ☒ Face Nail ☐ Mortise & Tenon		Posts <u>44</u> ☒ Square ☐ Round		GOthic ☒ ACORN ☐ WILLIAMSBURG ☐ BEVEL ☐ NEWPORT ☐ STRAIGHT ☐ DOMED ☐ CHAMFERED ☐ RICHMOND ☐			
Boards <u>1x4 w/rl</u> FLAT ☒ MILLED ☐ BEVELED ☐ TONGUE & GROOVE ☐ INTERLOCK ☐ SQUARE ☐				Picket Tops STRAIGHT ☐ DIAMOND CUT ☐ DOG EAR ☒ BARN TOP ☐ FULL POINT ☐ FRENCH ☐				Framing 1/2 LOG ☐ 2 X 4 ☒			
Patterns STRAIGHT ☐ ROLLING ARCH ☒ CUT ARCH ☐ SCALLOP ☐ CUT SCALLOP ☐ TRADITIONAL ☐ V-OUT ☐ HAMPTON ☐ LEXINGTON ☐ OTHER ☐											
Gates Install <u>1</u> gate(s) <u>3 1/2</u> wide x <u>4</u> tall ☐ Steel Framed Install <u> </u> gate(s) <u> </u> wide x <u> </u> tall ☐ Steel Framed				Hardware ☐ Gravity ☒ 2-way ☐ Drop Rod ☐ Gravity ☐ 2-way ☐ Drop Rod		Post Set ☒ Dry Set ☐ Concrete		Caps ☒ None ☐ Top Cap ☐ Face Cap(s)			

Customer understands that checking (cracks) in cedar is normal and is due to the natural expansion and contraction of cedar.
 Checking will not impact the structural integrity of your fence. (initial) 1/2 DOWN

Optional Services

- ☒ Remove dirt from premises
- ☐ Move dirt to one location in yard marked by homeowner
- ☐ Take down feet of fence
- ☐ Haul Away feet of fence

- | | |
|---|-----------------------------|
| ☒ Yes | ☐ No |
| ☐ Yes | ☐ No |
| ☒ Yes | ☐ No |
| ☐ Yes | ☐ No |

option: add s.c. spring to gates + \$30 ea

-3000 Rep. Cost

\$ 7742

Grand Total \$

Comments

option: 6 H & Posts (w/ 5/16" for gates) + \$281
 4 H & Posts " " + \$144 extra

GOLD - SALES COPY

PINK - SIGN & RETURN THIS COPY

YELLOW - CUSTOMER COPY

WHITE - OFFICE COPY

**Petitioner**

Stephen and Kathleen
Seerup

Property Location

17500 70th Avenue

PIN

28-31-106-001-0000

Zoning

R-4 (Single-Family
Residential)

Approvals Sought

Variation

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

September 3, 2026 – Public Hearing

Seerup Fence Variation

17500 70th Avenue

**EXECUTIVE SUMMARY**

The Petitioners are requesting a Variation from Section III.H.1. to allow an encroaching fence within the required secondary front yard. The property has an existing four-foot chain link fence along the northern property line along Hickory Street. The parcel is irregularly shaped—over 120' wide on 70th Avenue tapering down to approximately 40' in the rear. The property owners are proposing to install a four-foot picket-style vinyl fence in the existing fence location.

The Zoning Ordinance permits fences no less than ten feet from the secondary front property line. The Petitioners' proposal would place the fence on the secondary front property line.



Location Map

Zoning Map

EXISTING SITE & HISTORY

The subject property is an irregularly shaped corner lot approximately 11,700 square feet in area. The neighborhood in which the subject property is located was subdivided in 1956. The existing house on the subject property does not meet the required building setbacks. The property has a four-foot chain link fence enclosing the backyard. The fence does not encroach into the front setback (along 70th Avenue) however it is situated on the secondary front property line along Hickory Street. The Petitioners state that the fence was present when they purchased the property in 1989. A detached garage is also present 7.5 feet from the north property line. The south side of Hickory Street in the area of the subject property has a large parkway area to accommodate a drainage swale and no sidewalk is present. The edge of pavement is at least 25 feet from the north property line of the subject property.

ZONING & NEARBY LAND USES

The subject property is located within the **R-4 Single-Family Residential** Zoning District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North		Hickory Street, Metra right-of-way
East	R-4 Single-Family Residential	<i>detached house</i>
South	R-4 Single-Family Residential	<i>detached house</i>
West	R-4 Single-Family Residential	<i>detached house</i>

VARIATION REQUEST

The Petitioners are requesting a Variation from Section III.H.1. of the Zoning Ordinance to allow a four-foot picket-style vinyl fence along the north property line along Hickory Street. Section III.H.1. generally prohibits fences within required front and secondary front yards. The purpose of this prohibition is partly described in Section III.G. of the Zoning Ordinance, which states that a clear vision triangle of 30 feet must be maintained at street intersections.

[illegible]

Page 3 of 5

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
Installing the replacement fence in a compliant location would decrease the amount of enclosed space in the rear yard.
2. The plight of the owner is due to unique circumstances.
The subject property is uniquely shaped.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation requested will not alter the character of the area.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

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

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	7/30/2026
2	Variation Addendum	Petitioner	7/30/2026
4	Plat of Survey	A.J. Robinson	12/4/1964
5	Fence Contract	America’s Backyard	6/23/2026



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Removal of chain link fence & replace with low maintenance vinyl fence

Project Description: AS above

Project Address: 17506 70th Ave Property Index No. (PIN): 28311060010000

Zoning District: R-4 Lot Dimensions & Area: 40 ft west, 97 1/2 ft north, 142 ft south, 7 1/2 ft garage to fence east to north

Estimated Project Cost: \$ 11,500.00

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Stephen & Katheen Seerup Company: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Danielle Seerup (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:

Property Owner Name (Print):

Stephen Seerup

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:

Property Owner Name (Print):

Stephen Seerup

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Stephen Seerup

Date:

7/30/2026



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS **VARIATION ADDENDUM**

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☒ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?
- THIS IS A CORNER LOT @ 175th ST, HICKORY, & 70th AVE. WE ARE LOOKING TO REPLACE CURRENT CHAIN LINK FENCE w/ a VINYL FENCE, 6 ft between residence & 4 foot high between street & backyard neighbor. THE SURVEY PLOT WE HAVE IS FROM WHEN WE PURCHASED HOME IN 1989 WITH CURRENT FENCE. THERE IS APPROX 20 ft OF GRASS THEN A DRAINAGE DITCH THEN HICKORY, SO A SIDEWALK WOULD NOT BE CREATED HERE.
- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.
- THE CHAIN LINK FENCE IS NEEDING TO BE REPLACED. BY PUTTING UP A VINYL FENCE IT ADDS VALUE TO NEIGHBORING PROPERTIES. IF THE FENCE IS ERRECTED ON WHERE THE ZONING STATES THE VALUE OF THE PROPERTY WILL BE DECREASED. WE HAVE BEEN PAYING TAXES ON WHERE THE HOUSE & FENCE ARE.
- C. Describe how the above difficulty or hardship was created.
- THIS HOME WAS THE MODEL HOME OF THIS COMMUNITY. FROM THE DOCUMENTS WE HAVE PLAT OF SURVEY DATED AUG 9 1956 WAS RESURVEYED TO LOCATE BUILDING DATED 12/4/1964. THIS SHOWS THE PROPERTY LINE EXTENDING TO THE NORTH & RUNNING PARALLEL TO HICKORY
- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.
- THERE IS NOTHING BETWEEN THE FENCE & THE STREET THAN CAN BE BUILT BETWEEN THE YARD & HICKORY. THERE ARE NO CONCERNS WITH UTILITY, VEHICULAR TRAFFIC OR WALKABILITY
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.
- THIS IS NOT AN ATTEMPT AT FINANCIAL GAIN. WE ARE ONLY ATTEMPTING TO REPLACE A CHAIN LINK FENCE OF GREATER THAN 40 YEARS OLD IN THE SAME LOCATION AS THE FENCE HAS BEEN.
- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.
- THIS IS A CORNER LOT, NOTHING ADDITIONAL CAN BE BUILT HERE. THE SLOPE OF THE DRAINAGE DITCH IS SIGNIFICANT
- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.
- THERE IS ALREADY AN EXISTING FENCE. WE ARE ATTEMPTING TO IMPROVE THE LOOK OF THE PROPERTY & MANY HOMEOWNERS IN THIS NEIGHBORHOOD HAVE THIS TYPE OF FENCE

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

This fence is only 4 foot tall on north (street side) & west side 6ft on south side. And it is a picket/rail fence

2. Substantially increase the congestion of the public streets.

there is no connection to the street.
there is no change to the position of the current fence.

3. Increase the danger of fire.

There is NO increase to fire danger.

4. Impair natural drainage or create drainage problems on adjacent property.

No impact to natural drainage. This property was removed from the flood zone of Barrett Brothers over 20 years ago.

5. Endanger the public safety.

This is a corner lot, there is no danger to public safety

6. Substantially diminish or impair property values within the neighborhood.

This enhances the property value of the neighborhood by removing an old, eye sore chain link fence & replace with a professionally installed, low maintenance vinyl fence that many in the neighborhood have.

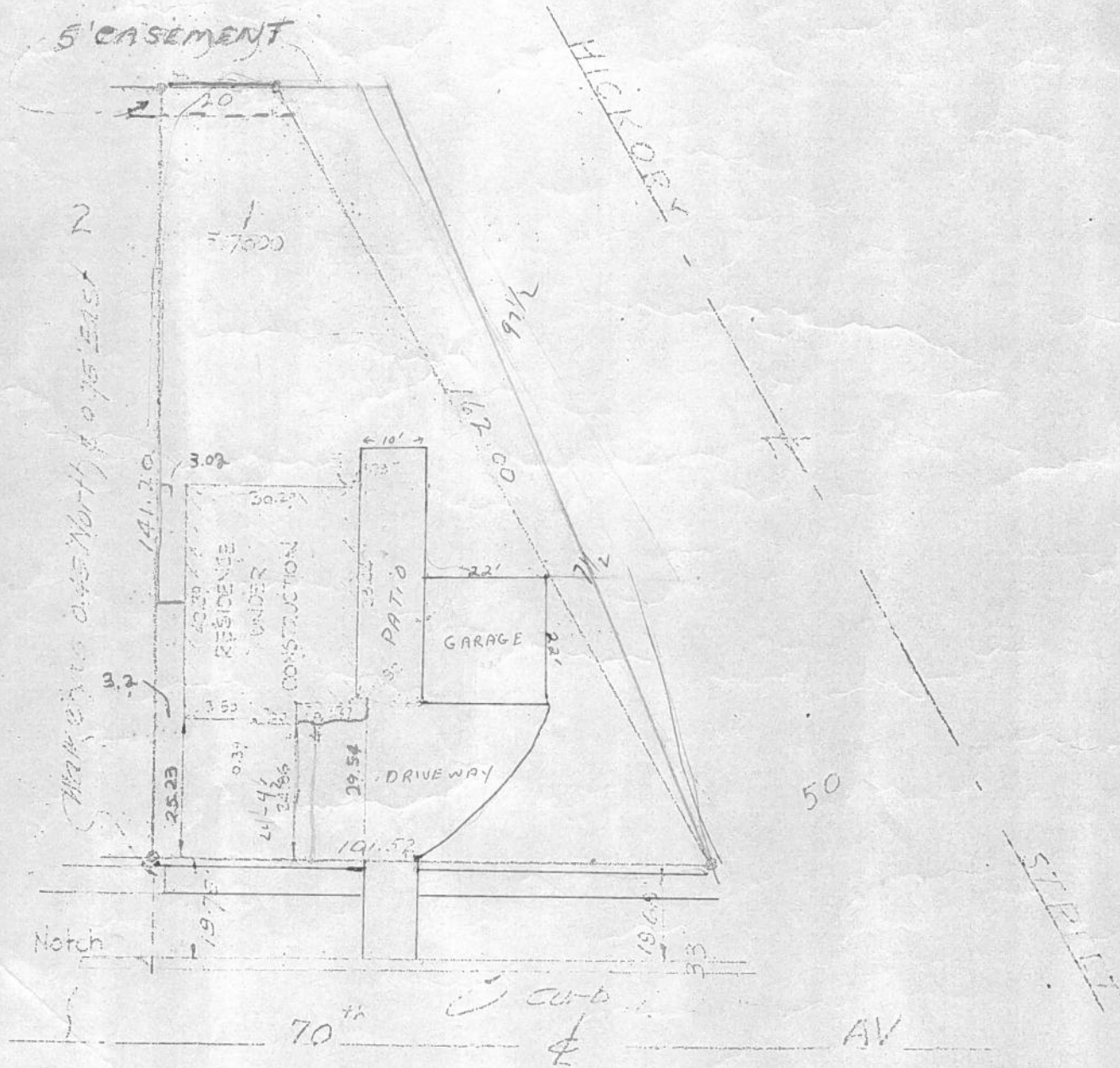
PLAT OF SURVEY

Lot 1, Block 7, in Barrett Bros. Addition to
Tinley Park, Section 31, Township 36, North,
Range 13, East of the Third Principal Meridian,
All in County of Cook and State of Illinois.

According to Plat Thereof Recorded Aug. 9,
1956 as Documented #16664915.

17500 S. 70th Ave.

Resurveyed to locate Building: December 4, 1964
Ordered by: Barrett Bros Realty, Inc.
Order No. 64-11-55



Re-Staked: Scale 1" = 30'
Order No. 62-12-10 December 6, 1962

State of Illinois } 55
County of Cook }

I, A. J. Robinson, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed the property in (the) in
the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal
parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Signed this 11th day of April, 1964, at Chicago, Illinois

Wepull Permit 7/24

AMERICA'S BACKYARD

1909 South Briggs Street • Joliet, IL • 60433
phone: 708.301.1200 • 815.834.1200 • fax: 815.834.1589
www.americasbackyard.com • info@americasbackyard.com

Last Name SEERUP
First Name STEVE
Address 17500 S. 70th AVE
City Tinkers Park
State, Zip 60477
E-mail [REDACTED]
Cell Phone [REDACTED]
Home/Work Phone [REDACTED]
Fax Number Stephen T SEERUP
County [REDACTED]
Subdivision [REDACTED]
Job Cost 10,779



Total 8000 PARTIAL
Payment / Form of 12 MONTH 0% INT

Rep. Chris Dehn Date 6/23/21
Install Date

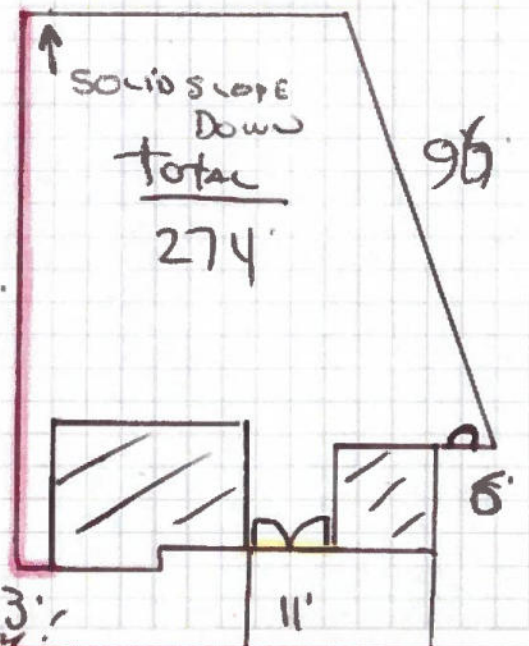
Backyard Vinyl - white - N/E
11' - 5' BELMONT
119' - 6' BELMONT
144' 4' TRADITIONAL 3P/2G

Steel bottom Rails

10' Double Swing
4' SINGLE SWING
ALUMINUM IN GATE POSTS

42' POURED Cement
LIFETIME Homeland Warranty

Takedown & have
42' Chainlink



Customer to contact America's Backyard if J.U.L.I.E. marks are NOT present three days prior to installation.
Customer to obtain all permits. Dirt removal included.

Direction: Sycamore labor on fence

Terms and Condition Of Sale. America's Backyard proposes to furnish material and labor—complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. All agreements and schedules contingent upon strikes, accidents, weather, unforeseen ground conditions, permit delays, HOA approvals or any other delays beyond. Any alteration or deviation from original proposed work, per request of customer (written or verbal) will become an extra charge over and above the original cost.

Acceptance Of Proposal - Terms and Conditions On Reverse Side. The above prices, specifications and conditions are satisfactory and are hereby accepted. America's Backyard is authorized to do the work. A deposit or signature will act as full acceptance of all terms and conditions.

Authorized Signature [REDACTED] Date 6/23/21
Note: This proposal may be withdrawn by us if not accepted within days.

Date of Acceptance 6/23/21 Signature [REDACTED]