AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

November 5, 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 October 15, 2026 Regular Meeting

ITEM #1 **PUBLIC HEARING – THE RUFF INDOOR GOLF CLUB, LLC – 17200 OAK PARK AVENUE, SUITE C-104 – SPECIAL USE FOR INDOOR RECREATION**
Consider recommending that the Village Board grant Aaron Ruff of The Ruff Indoor Golf Club, LLC a Special Use Permit to allow for the operation of an Indoor Recreation Use at 17200 Oak Park Avenue, Suite C-104, Tinley Park, in the DC Downtown Core Character 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

October 15, 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 October 15, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on October 15, 2026, at 7:00 p.m.

Present Plan Commissioners:	Lisa Albano James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Edgar Montalvo (arrived 7:08 p.m.) Steve Sepessy Chairman Garrett Gray
Absent Plan Commissioners:	Angela Gatto
Village Staff:	Peter Murphy, Village Attorney Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	None
Members of the Public:	None

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

APPROVAL OF THE MINUTES – Minutes of the September 17, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes of the September 17, 2026 Plan Commission meeting. COMMISSIONER HAMILTON seconded the motion. All were in favor. Motion carried.

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TO: **VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

FROM: **VILLAGE OF TINLEY PARK PLAN COMMISSION**

SUBJECT: **MINUTES OF THE OCTOBER 15, 2026 REGULAR MEETING**

ITEM 1: **PUBLIC HEARING - 2026 ZONING CODE TEXT AMENDMENTS**

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

Present Plan Commissioners:	Lisa Albano James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Edgar Montalvo (arrived 7:08 p.m.) Steve Sepessy Chairman Garrett Gray
Absent Plan Commissioners:	Angela Gatto
Village Staff:	Peter Murphy, Village Attorney Mark Herman, Planning Manager Lori Kosmatka, Senior Planner
Petitioners:	None
Members of the Public:	None

CHAIRMAN GRAY introduced item #1.

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

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report. Staff noted proposed Text Amendments were discussed by the Plan Commission at a workshop during the September 17, 2026 Plan Commission meeting. There were a few items for consideration at that workshop where the consensus of the Plan Commission was to remove those items from consideration. Those items (about flagpole requirements, number of accessory sheds on commercial properties, and definition

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of porches) have been removed per the guidance of the Plan Commission. Staff additionally noted that the staff report (and presentation) follows the order the Text Amendments were discussed at the September workshop; the draft ordinance provided has text amendments ordered in a different sequence (to match the order in which they are found in the actual zoning ordinance). Finally, one additional item (regarding accessory structures) is proposed that had not been discussed at the workshop.

The proposed Text Amendment items were presented as per the staff report as follows:

- Section II.B: modification of the definition of "Sign, Wall" to match language found in Section IX.D. The Plan Commission had no comments on this proposal.
- Section III.I.1.e: modification to allow gutter and eave encroachments into side setbacks for accessory structures (but not into an easement). The Plan Commission had no comments on this proposal.
- Section III.I.2.g to allow water, sewer and natural gas service to detached garages and accessory structures, but prohibit water closet and lavatory. COMMISSIONER MARAK asked about smaller dwellings and ADUs, if allowing these types of uses in the future that would be considered an exception to this provision.
- Section III.O.1.b.5 to prohibit long-term outside storage from exceeding the height of the required screening and also to not be visible from adjacent streets, public walkways, or residential areas. The Plan Commission had no comments on this proposal.
- Section III.Q.1.a regarding collection/donation box, correct text which requires an "application letter" and instead require a "permit". The Plan Commission had no comments on this proposal.
- Section V, Schedule I to correct a scrivener's error which references an incorrect Code section regarding home occupations. The Plan Commission had no comments on this proposal.
- Section V.C.10.A.2 to align required open storage screening height to regulations found in Section III.O.1. The Plan Commission had no comments on this proposal.
- Section IX.C add provision in sign regulations to provide a reference certain requirements for adult-use cannabis signage found in Section V.C.13.b.vii of the code. The Plan Commission had no comments on this proposal.
- Combine Sections X.D and Sections X.O into a single Section X.D; both sections involve regulations regarding code violations. The Plan Commission had no comments on this proposal.
- Section XII.4.C regarding signage in the Legacy Code; proposed text amendment would make clear an additional wall sign would be allowed on a secondary façade. The Plan Commission had no comments on this proposal.
- Section V.B – Schedule II modification to table to remove maximum floor area requirement in residentially zoned districts. The Plan Commission had no comments on this proposal.

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- Section IX.B.4.d to increase the allowed height of an except non-illuminated temporary sign from four feet to six feet. The Plan Commission had no comments on this proposal.
- New language to be placed in Section X.O of the Code regarding Successive Applications. In general the proposed language would prohibit the resubmittal for denied zoning relief within one year with the exception of if there has been substantial new evidence or mistake of law or fact. COMMISSIONER MARAK inquired about process of how the Village Board would consider the exception. CHAIRMAN GRAY noted the process should go through Village Staff. Peter Murphy, Village Attorney, provided information regarding typical process. Staff noted there is some language in a later proposed text amendment with wording that could be used for this. The proposed successive application requirement could be modified so that information would need to be provided in writing to staff and then it would be forwarded to the Village Board in a timely manner. CHAIRMAN GRAY asked about the process, and it was clarified that this exception would just allow for a new application. Peter Murphy, Village Attorney, noted the language as drafted presupposes a new petition. There was discussion regarding if a new fee were to apply, which it would. CHAIRMAN GRAY discussed the role of the Plan Commission. Staff noted for more complicated projects if the Plan Commission has concerns then ideally, they would continue the request to allow the petitioner the ability to modify the plans as opposed to voting on a recommendation. Peter Murphy, Village Attorney, noted the proposed language fixes two problems, one repeated requests, and the other that the only relief being to sue in the courts.
- Section III.U to allow for appeal to Village Board for denied Site Plan. Staff noted Plan Commission is involved in Site Plan review if the request is tied to other zoning relief. The Village Board has final authority regarding the zoning relief but as written the Plan Commission does with Site Plan review. The proposed Text Amendment would allow an appeal to Village Board if denied, so as to better align processes. Staff notes as written the Board has options (the Village Board could send it back to Plan Commission). Staff also noted a typo in the language being corrected regarding inclusion of Text Amendment as one possible item of zoning relief. CHAIRMAN GRAY asked if an item has a negative Plan Commission recommendation and goes to the Village Board the Board can still approve it and asked for clarification. Staff noted the strict reading of how the Site Plan language is now does not have language about the request going to the Village Board. COMMISSIONER MARAK asked about if in other communities are Site Plan approved by Plan Commissions? Staff noted it varies by community. CHAIRMAN GRAY as noted all plans require Village Engineer approval and staff noted other entities (such as MWRD or IDOT) would have their approvals as well. COMMISSIONER MARAK further asked for clarification of if this is normal and it would strip the Plan Commission of the final authority on Site Plan. Staff noted that was intent, PUDs for example involve a site plan; and reviewed recent case. If the Plan Commission needs more information, it could always continue the item. Peter Murphy, Village Attorney, reviewed important considerations the

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Board should have final say regarding land use and that the process should be aligned from a process standpoint (Board approval for zoning relief but need to go to courts to appeal a Site Plan denial). CHAIRMAN GRAY noted this was talked about at the workshop and that there is a disconnect. COMMISSIONER MARAK asked if then all that is needed is to make an appeal in writing why not change so Plan Commission just a recommending body in the Site Plan. Staff noted there were two options presented at the workshop and that was one of them, the guidance was to do it as an appeal. This also saves some staff time as items with positive votes from the Plan Commission do not need to go to the Village Board for that to be approved. COMMISSIONER MARAK noted there should be substantive grounds for making the appeal.

- Section III.J.5.a regarding replacement of legal nonconforming fences in secondary front yard (as well as III.J.2.a.4 regarding clear vision triangle for driveways). The proposed changes would be to allow legal nonconforming fences (as they pertain to location in secondary front yard) to be replaced as-is so long as this is no increase in the nonconformity, change in height or opacity off the fence. Additionally, the fences must adhere to vehicle and pedestrian safety regarding clear vision triangles. Peter Murphy, Village Attorney, reviewed why we have legal nonconformities, and that the goal over time with zoning is that the nonconforming structures come into conformity and the nonconformities be eliminated. But the Plan Commission has operated where with fences that may not seem fair. CHAIRMAN GRAY reviewed the recent weather events we have had and their impacts to fences. This is applying a human element to the code. Discussion of how Codes change over time. Staff noted if it's the desire of the Village to allow older legal nonconforming fences to be replaced in-kind, doing a Text Amendment to allow it is better than requiring a Variance. Regarding sight visibility triangles there is an existing section regarding corner lots that is specific as to determining the triangle; whereas III.J.2.a.4 regarding driveways does not define the visibility triangle. The proposed change matches the language from the other section but with 10 feet. CHAIRMAN GRAY asked if there could be pictures in the Code and staff noted there is a picture of this in the definition section of the Code.
- Sections V.C.7.F and V.C.7.G regarding building materials. The proposed change to V.C.7.F would be to allow architectural steel (such as Aluminum Composite Metal panels) to be a primary building material that is allowed instead of masonry for non-residential buildings in the B-3, B-5, and ORI zoning districts. For Section V.C.7.G the proposed change is to increase the percentage of allowed alternative materials (used for "architectural treatments, decorations or architectural accents") from 15% to 25%. Staff also noted a scrivener's error in this section. The Plan Commission had no comments on these proposals.
- The item being proposed that was not part of the September 17, 2026 workshop is for Section III.I.2.b regarding accessory structure sizes. The Code intends for the maximum size for detached garages to be 720 square feet but needs to be amended to specifically

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state “detached garage”. Additionally, it limits the width for any accessory structure to a maximum of 34 feet, but it may not be clear always what is the “width” of the structure. The proposed amendment would restrict any dimension (width or depth) to no more than 34 feet. Peter Murphy, Village Attorney, noted a double-negative and suggested a rewarding the proposed language. The Plan Commission had no comments on these proposals.

Mark Herman, Planning Manager, noted the options available for the Plan Commission regarding the proposed Text Amendments given there were a few additional minor changes being proposed as a result of the Public Hearing. The request could be continued, there could be a motion to recommend approval subject to the modifications discussed, or a recommendation to deny.

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

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

CHAIRMAN GRAY requested a motion for the proposed Text Amendments.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board amend Sections II, III, V, IX, X, and XII of the Zoning Ordinance in regard to correcting Code discrepancies or errors, definitions, accessory structures, screening requirements, signage, floor area ratio, successive applications, site plan review process, nonconforming fence regulations, and commercial building materials; as described and subject to the notes and comments of the October 15, 2026 Staff Report and meeting and attached Draft Ordinance. COMMISSIONER ALBANO seconded. Roll call vote. All in favor. Motion carried.

Staff noted it would likely go to a November Village Board meeting.

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Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, noted:

- Sportsdome is inflated, with dome to targeting to open in a few weeks.
- Fifth Third Bank on Harlem looking to finish in three to four weeks and opening shortly thereafter.
- Odyssey Phase 7 last few foundations put in soon, looking to wrap up phase in the Spring.
- Comprehensive Plan no Public Hearing date scheduled yet, hopeful have direction for a few additional changes to be made and then have a document that could be used for a Public Hearing.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER SEPESSY seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:14 p.m.

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PLAN COMMISSION STAFF REPORT

November 5, 2026 –Public Hearing

The Ruff Indoor Golf Club - Special Use for Indoor Recreation

17200 Oak Park Avenue STE C-104

Petitioner
Aaron Ruff of The Ruff Indoor Golf Club, LLC

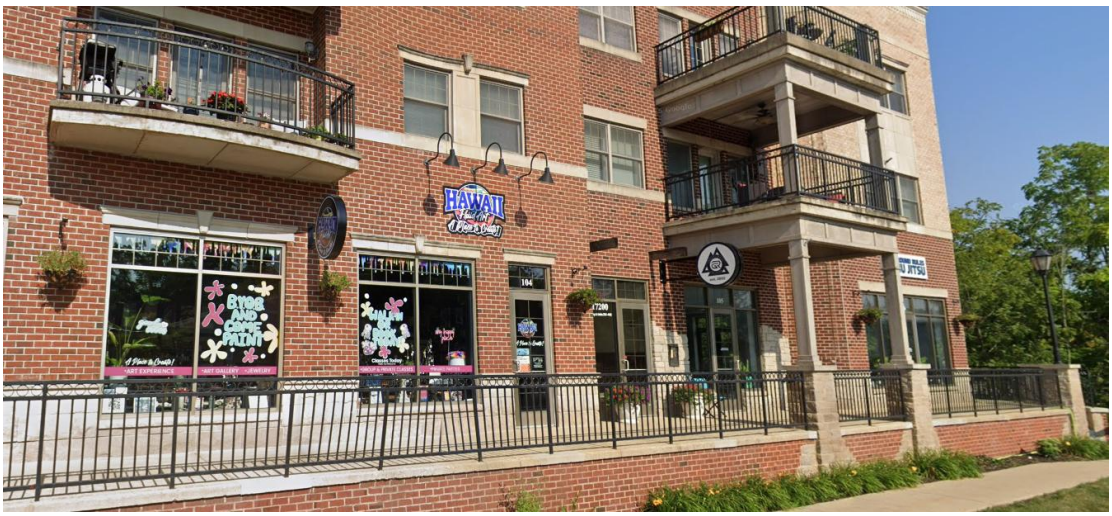
Property Location
17200 Oak Park Avenue STE C-104

PIN
28-30-301-056-1004

Zoning
DC Downtown Core

Approvals Sought
Special Use for Indoor Recreation

Project Planner
Michael O. Whalen, AICP
Associate Planner



Google Streetview of 17200 Oak Park Avenue

EXECUTIVE SUMMARY

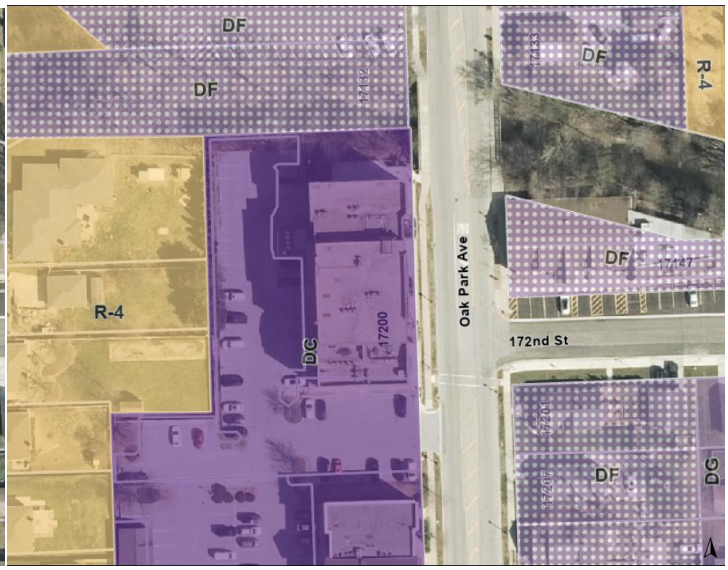
Aaron Ruff of The Ruff Indoor Golf Club, LLC (the Petitioner) is proposing to open an indoor golf simulator at 17200 Oak Park Avenue Suite C-104 in the DC Downtown Core character district. The 1,570-square-foot space was previously occupied by Hawaii Fluid Art.

The proposed golf simulator would include two simulator bays available through a reservation system. Each simulator can serve up to five people. During typical proposed operations, from 6:00 a.m. to 2:00 a.m., the business will be unstaffed, with guests gaining access via a reservation-based access system, similar to unstaffed fitness centers with controlled access. The Petitioner also is proposing private events, where the simulator bays would both be reserved for a party. During private events, the Petitioner will personally be present. Upon the approval of the requested Special Use, the Petitioner will seek a Class P liquor license, which allows BYOB consumption of beer and wine only. The BYOB option will only be available to customers during staffed private events, not during typical operations.

The Petitioner, with the neighbors of Suite C-104, conducted noise tests to assess whether any additional soundproofing should be installed. The neighboring bookstore and the two residential units above the space indicated the noise was minimal and provided written statements confirming this.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is a 1,570 square foot commercial suite in a mixed-use building on Oak Park Avenue. The building contains fourteen residences and six commercial suites, though some have been combined. The space, Suite C-104 was previously occupied by Hawaii Fluid Art, and is situated between Loves Sweet Arrow bookstore and Ground Rules Jiu-Jitsu gym. Two residences are located directly above Suite C-104. Suite C-104 has a primary exclusive entrance on Oak Park Avenue, with a secondary access in the rear of the building off the shared parking lot.

ZONING & NEARBY LAND USES

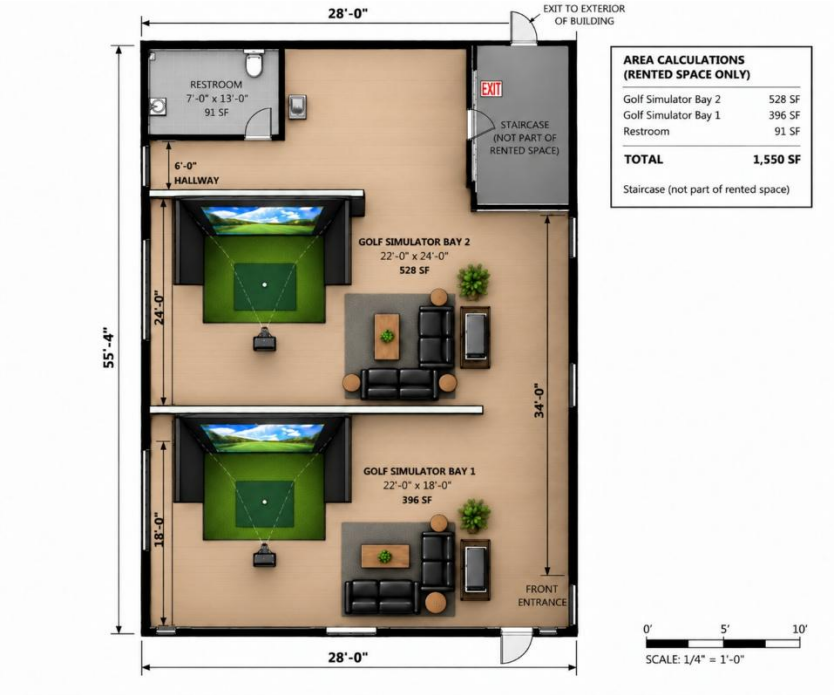
The subject property is located within the **DC Downtown Core Character District.** The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	DF Downtown Flex	creek, surface parking lot
East	DF Downtown Flex	VFW Hall
South	DC Downtown Core	mixed-use building
West	R-4 Single-Family Residential	detached houses

PROPOSED USE

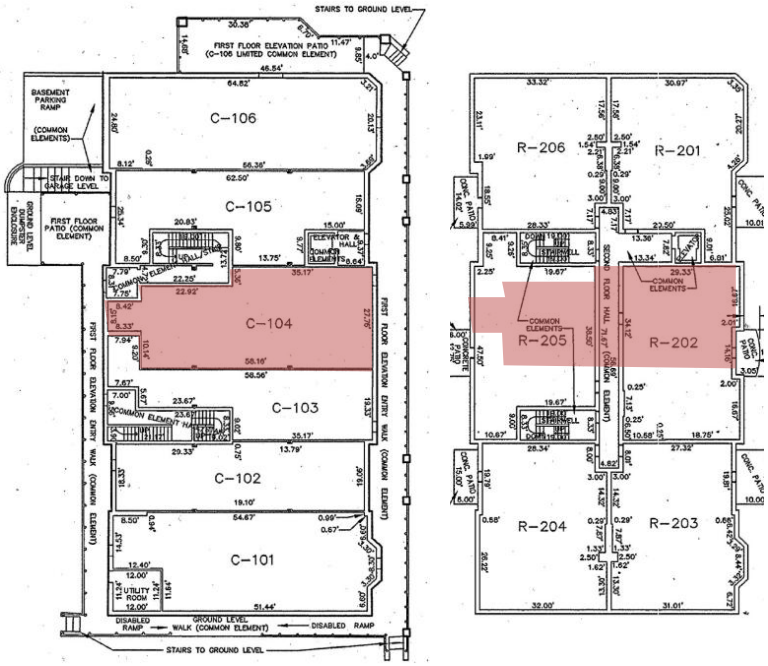
The Petitioner is proposing an indoor golf simulator operating as The Ruff Indoor Golf Club. The business will include two golf simulator bays, each serving up to five people. The bays will be available by reservation. The business will typically be unmanned, with customers receiving a temporary access code when they arrive for their reserved timeslot. The Petitioner lives nearby and is available to quickly respond to any issue that may warrant immediate attention. The business will be open and available by reservation from 6:00 a.m. to 2:00 a.m. each day. This use is classified as an Indoor Recreation use, which is allowed by Special Use Permit in the DC Downtown Core character district.

Additionally, the Petitioner will offer the space for special events, at which time the space will be staffed. Upon the approval of the Special Use Permit, the Petitioner will seek a Class P liquor license, so that special event guests may consume BYOB beer and wine during staffed events. Alcohol consumption will be prohibited during unstaffed operations.



Conceptual floor plan

ZONING DISCUSSION



Location of Suite C-104 in the building

The mixed-use nature of the building may be a cause for concern with an Indoor Recreation use, where noise levels could disrupt residents in the building. The graphics above, provided by the property owner of the commercial suites, indicate the location of Suite C-104 and the approximate footprint of the space on the second level of the building, indicating the arrangement of residential units. Units R-202 and R-205 are located directly above Suite C-104, and Suites C-105/106 (combined) and C-103 are located directly on either side.

The walls between the commercial spaces are typical commercial demising walls; the floor of the level above (the first residential level) is cast concrete. There is an existing drop ceiling with acoustic tiles in Suite C-104.

The golf simulator bays have a partial enclosure, and customers will hit a golf ball with a golf club at a screen. Cameras and sensors track the trajectory and force of the ball and simulate the results of the stoke on a projected video screen. Several different modes of play will be available to customers. The enclosure is made of a fabric mesh and will contain most errant golf balls, keeping direct wall and ceiling impacts to a minimum.

In an effort to substantiate the claim that the golf simulator will not disrupt other users in the building, the Petitioner worked with the residents of each residential unit and the owner of the bookstore to conduct a sound test to simulate noise levels under typical operations. The Petitioner included emails from the residents and bookstore owner indicating the noise impact was minimal.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft responses for these Standards below. The standards can be modified, or changes as the Plan Commission deems fit based on their findings from the public hearing.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
The Petitioner conducted a sound test with neighbors and the neighbors attested in writing that noise impact was minimal during the test.

b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The proposal will not diminish or impair property values.

c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
The proposal will not impede development.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
All necessary facilities already exist.

e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
No changes to parking or access are proposed.

f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
All requirements will be met.

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The proposal will reactivate a vacant commercial space and provide an amenity for residents downtown and in the rest of the Village.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTIONS TO CONSIDER

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

Motion (Special Use):
"...make a motion to recommend that the Village Board grant a Special Use for an Indoor Recreation use to the Petitioner Aaron Ruff of The Ruff Indoor Golf Club, LLC for the establishment of a golf simulator at 17200 Oak Park Avenue, Suite C-104, in the DC Downtown Core Character District, subject to the condition that noise and customer behavior must be kept under control by the Petitioner."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Petitioner	10/13/2026
2	Addendum	Petitioner	10/13/2026
3	Narrative	Petitioner	10/13/2026
4	Survey	Landtech	1/19/2007
5	Building Floor Plans	James Baxter	10/13/2026
6	Conceptual Layout	Petitioner	10/13/2026
7	Correspondence from Neighbors	Petitioner	10/13/2026

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

- [x] **Special Use for:** Two-bay indoor golf simulator
- [ ] **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: The Ruff Indoor Golf Club LLC

Project Description: Two-bay reservation-only indoor golf; 6 AM-2 AM daily; See narrative.

Project Address: 17200 Oak Park Ave., Unit 104 **Property Index No. (PIN):** 28-30-301-056-1004

Zoning District: _____ **Lot Dimensions & Area:** 1570 sq. ft.

Estimated Project Cost: $ 85,000

OWNER OF RECORD INFORMATION

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

Name of Owner: James Baxter **Company:** Rocky Holdings, LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

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: Aaron Ruff **Company:** The Ruff Indoor Golf Club LLC

Relation To Project: LLC operator; Aaron Ruff, owner and manager acting for LLC

Street Address: [redacted] **City, State & Zip:** [redacted]

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 repetitive.

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: [redacted]

Property Owner Name (Print): James Baxter

Applicant Signature:
(If other than Owner) [redacted]

Applicant's Name (Print): The Ruff Indoor Golf Club LLC - Aaron Ruff, Owner and Manager

Date: 10/12/2026

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

VILLAGE OF TINLEY PARK, ILLINOIS

SPECIAL USE 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 may 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 **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). 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 some preliminary feedback on any concept 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 general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☑ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.

☑ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☑ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☑ $500 Special Use hearing fee.
$300 Special Use hearing fee for Change of Ownership only.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The LLC proposes two reservation-only indoor golf bays, 6 AM-2 AM daily, with controlled access, cameras and a five-person limit per bay. Private events are owner-supervised, capped at 15 unless otherwise approved by the Village Board, and subject to legal occupancy. Fire/building review applies.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Golf activity will remain indoors with impact screens and protective surfaces. Netting or enclosures will be added to each hitting bay to safely stop every golf ball hit. The LLC will control noise, enforce guest rules and maintain the suite. No outdoor entertainment is proposed. Private events exclude public access. These controls are intended to protect nearby tenants and residents; no property-value study has been completed. Two neighboring businesses reported no objection and provided written endorsements (to be attached). Acoustic panels will be added near hitting zones as appropriate.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Existing commercial suite; no expansion or obstruction of neighboring access. A school and martial arts business operate in the building without known noise complaints. Interior improvements and operating conditions remain subject to Village review.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The proposal will use the existing building utilities, restroom and site access. No exterior drainage changes are proposed. Utility capacity, restroom compliance, accessibility and life-safety suitability will be verified with the owner and Village before opening.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Reservation-only with staggered sessions limit arrivals. No more than five guests per bay (10 total) during ordinary use; owner-supervised private events capped at 15 unless the Village Board approves another limit, always subject to approved occupancy. No overlapping public bookings.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Hours proposed: 6:00 AM-2:00 AM daily (not 24-hour access). The LLC will follow special-use, building, fire, occupancy and other applicable approvals. Private-event-only BYOB remains subject to separate approval. No zoning variation requested in this draft.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The LLC will activate about 1,550 SF for indoor recreation, memberships, leagues and supervised private events. Owner Aaron Ruff manages the reservation-only operation. Nearby businesses provided written endorsements after live sound testing. No quantified economic-impact estimate is claimed.

The Ruff Indoor Golf Club LLC - Special Use Project Narrative

Site: 17200 Oak Park Avenue, Unit 104, Tinley Park, IL 60477. Approximately 1,550 square feet. Applicant and operator: The Ruff Indoor Golf Club LLC; Aaron Ruff, owner and manager.

Business operations and hours

Two indoor golf simulator bays will offer reservations, practice, simulated rounds, memberships, leagues and private events. Proposed daily operating hours are 6:00 AM to 2:00 AM. Standard operations will be unattended, reservation-only, with online payment, time-limited access, security cameras and remote management. No more than five people may use each bay at one time (10 total during regular operations), subject to any lower occupancy limit imposed by the Village or fire/building officials.

Private events and alcohol controls

Birthday, corporate and holiday private events will be limited to 15 attendees unless a different limit is expressly approved by the Village Board, and in all cases subject to applicable fire/building occupancy limits. Aaron Ruff will be physically present and supervise from arrival through departure. The facility will be closed to the public during private events; ordinary reservations will not overlap and other customer access credentials will be disabled. Customer-supplied beer or wine is requested only for approved supervised private events, subject to separate Village BYOB authorization; no alcohol will be sold or supplied, and none will be permitted during ordinary unattended hours. Identification and safety rules will be enforced.

Live noise testing and neighboring-business endorsements

To address potential sound impacts, the applicant conducted live, on-site testing by hitting numerous golf balls into an impact screen with a variety of clubs, from approximately the intended hitting positions in the proposed simulator space. The applicant visited two neighboring businesses to assess actual audible impacts during this testing. Both neighbors indicated that the tested noise was acceptable and endorsed the proposed business in writing. Their email confirmations are intended to accompany this application as supporting exhibits.

Additional acoustic panels/tiles will be placed where appropriate on walls near the hitting zones to reduce reflected sound within the premises. Indoor impact screens, protective surfaces, controlled hours, guest rules and responsive management will further limit potential disturbances. No outdoor entertainment is proposed.

Building context and neighboring uses

The applicant understands that the building's condominium/HOA rules require tenants to acknowledge the possibility of commercial uses below, including bar-type uses. This is offered as context for mixed-use occupanc**y.** The applicant reports no known historical noise complaints from tenants, and notes that a school and a jiu-jitsu/martial arts business operate in the same building without known noise complaints. The proposed indoor golf use is expected to be less disruptive than some permitted entertainment uses**.**

Premises, improvements and approvals

Equipment is expected to include overhead launch monitors, simulator PCs, projectors, impact screens, hitting mats and protective materials. Proposed work is primarily interior; no building expansion, outdoor entertainment or exterior drainage change is proposed. Fire and building review will address sprinkler clearance, overhead equipment, protective materials, accessibility and egress. Existing shared parking, utilities and restroom are proposed, subject to verification of adequacy and applicable approvals. No zoning variation is requested in this draft.

Supporting exhibits and submission items

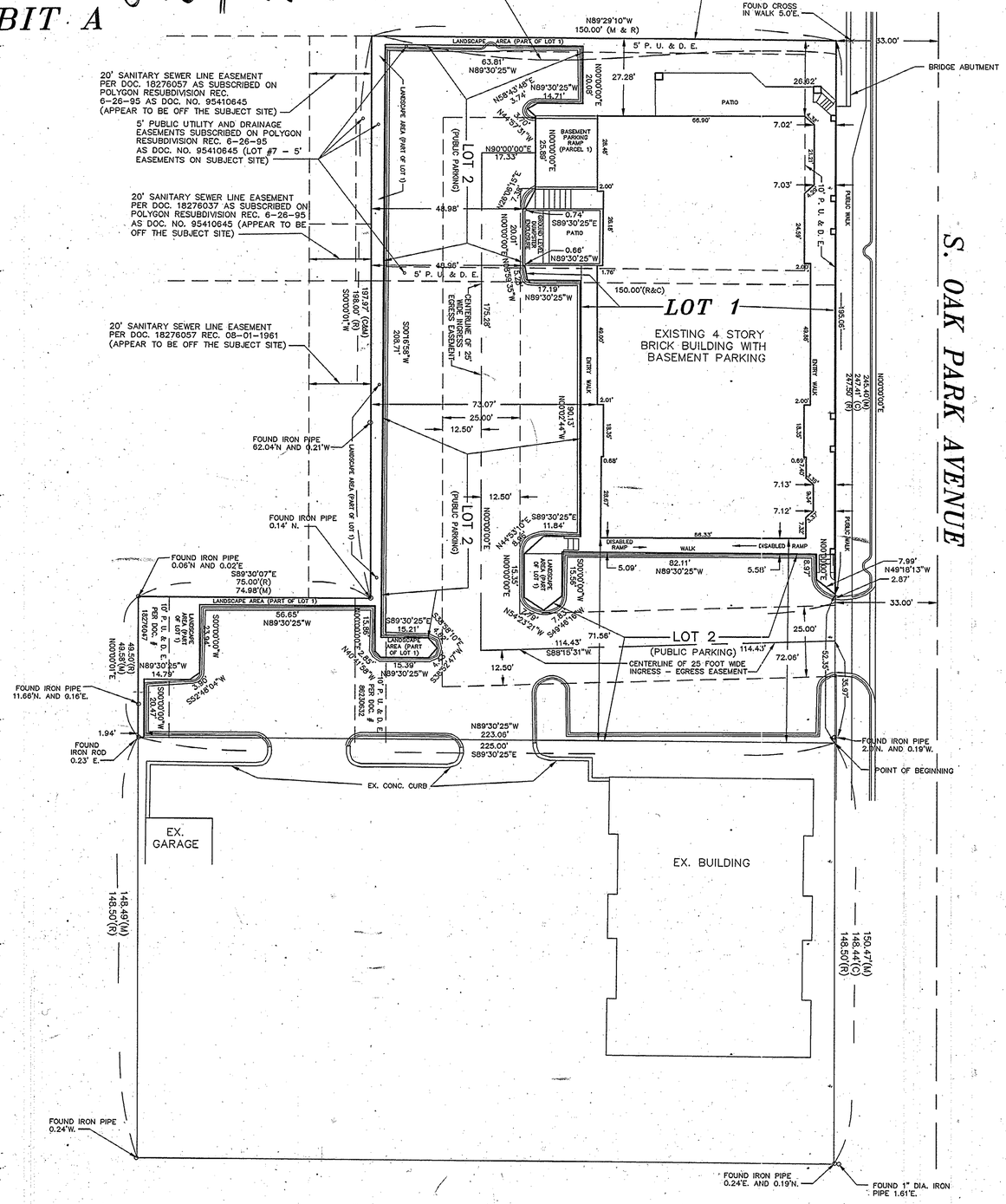
Exhibit A: written endorsement/email confirmation from neighboring business, Unit 103. **Exhibit B:** written endorsement/email confirmation from neighboring unit above, Unit 205.

0704715059

2-Exhibit

EXHIBIT A

Doc#: 0704715058 Fee: $28.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 10:44 AM Pg: 1 of 50



THIS IS TO CERTIFY THAT LANDTECH CONSULTANTS, INC. PROFESSIONAL DESIGN FIRM NO. 184-1289, OF 13711 W. 159TH ST., HOMER GLEN IL 60491, BY IT'S SURVEYOR MATTHEW D. DUNN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3107 HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED ON THIS PLAT HAS BEEN SURVEYED AND SUBDIVIDED AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENTIONS ARE IN U.S. STANDARD FEET AND DECIMAL PARTS THEREOF. SEXIGISIMAL BEARINGS, AND THE WEST RIGHT-OF-WAY OF SOUTH OAK PARK AVENUE THAT THIS PROPERTY LIES ALONG IS ASSUMED TO BE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

UNDERLYING PARCEL LEGAL DESCRIPTION:

THE DESCRIPTION OF THE PROPERTY HEREBY SUBDIVIDED IS:

LOT 1 IN SPRING FORT HALL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AND PREVIOUSLY DESCRIBED AS:

LOT 7 OF POLYGON RESUBDIVISION OF PART OF BLOCKS 2 AND 3 OF MCCLARY'S SUBDIVISION RECORDED JUNE 26, 1995 AS DOCUMENT NUMBER 95410645,

ALSO

THE EAST 225 FEET OF THE NORTH 49-1/2 FEET OF BLOCK 4

AND

THE EAST 150 FEET OF THE SOUTH 112 FEET OF BLOCK 3 OF MCCLARY'S SUBDIVISION

OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 26, 1879 AS DOCUMENT NUMBER 246452, IN COOK COUNTY, ILLINOIS.

EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 49-1/2 FEET OF SAID PART OF BLOCK 4;

THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 4 AND THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 52.35 FEET TO A POINT, SAID POINT LYING 2.67' NORTH OF THE SOUTHEAST CORNER OF BLOCK 3.

THENCE NORTH 49 DEGREES 18 MINUTES 13 SECONDS WEST A DISTANCE OF 7.99 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 8.97 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 82.11 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 15.56 FEET;

THENCE SOUTH 49 DEGREES, 46 MINUTES 16 SECONDS WEST A DISTANCE OF 7.83 FEET;

THENCE NORTH 54 DEGREES, 23 MINUTES 21 SECONDS WEST A DISTANCE OF 7.79 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 15.35 FEET;

THENCE NORTH 44 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 8.96 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 11.84 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 90.13 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 17.19 FEET;

THENCE NORTH 08 DEGREES 59 MINUTES 35 SECONDS WEST A DISTANCE OF 5.25 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 0.66 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 20.01 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 0.74 FEET;

THENCE NORTH 26 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 7.38 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 25.89 FEET;

THENCE NORTH 44 DEGREES 57 MINUTES 31 SECONDS WEST A DISTANCE OF 3.70 FEET;

THENCE NORTH 58 DEGREES 43 MIINUTES 48 SECONDS EAST A DISTANCE OF 3.74 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST A DISTANCE OF 14.71 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 20.08 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 63.81 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS WEST A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 15.21 FEET;

THENCE SOUTH 38 DEGREES 58 MINUTES 10 SECONDS EAST A DISTANCE OF 4.62 FEET;

THENCE SOUTH 38 DEGREES 52 MINUTES 47 SECONDS WEST A DISTANCE OF 4.43 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 15.39 FEET;

THENCE NORTH 40 DEGREES 41 MINUTES 58 SECONDS WEST A DISTANCE OF 2.85 FEET;

THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 15.86 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 56.65 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 23.94 FEET;

THENCE SOUTH 52 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 3.90 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 14.79 FEET;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCKS 3 AND 4, 20.47 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, SAID POINT BEING 1.94 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST 225 FEET OF BLOCK 4;

THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH 49-1/2 FEET OF BLOCK 4, 223.06 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 18,177 SQUARE FEET (0.42 ACRES) MORE OR LESS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LANDTECH CONSULTANTS INC.

BY _____
MATTHEW D. DUNN P.L.S. # 3107
WHOSE LICENSE EXPIRES
NOVEMBER 30, 2008

COMMONLY KNOWN AS: 17150 S. OAK PARK AVENUE, TINLEY PARK, ILLINOIS

PERMANENT INDEX NUMBERS: 28-30-301-037-0000
28-30-301-046-0000
28-30-301-047-0000

NOTE: SEE SHEET 2 OF 2 FOR BUILDING INTERIOR

STATE OF ILLINOIS MATTHEW D. DUNN 3107 LAND SURVEYOR

BENCHMARK: RIM OF OPEN LID MANHOLE ALONG THE FLOWLINE OF WESTERLY CURB OF OAK PARK AVENUE SOUTHEAST OF THE SOUTHEASTERN CORNER OF THE SUBJECT CONDOMINIUM BUILDING.

ELEVATION = 697.34

DOCUMENT WITH THIS EXHIBIT

EXHIBIT A

SHEET 1 OF 2 01-19-07

landtech Consultants INC.
ENGINEERING - SURVEYING - LAND PLANNING
13711 W. 159th STREET LOCKPORT, IL 60441
PHONE (708)301-6200 FAX (708)301-6204

SPRING FORT HALL CONDOMINIUMS

CONDOMINIUM PLAT
17200 S. OAK PARK AVENUE
TINLEY PARK, ILLINOIS

PREPARED FOR:
DONLIN BUILDERS
WALTER BETKA
708-308-3300

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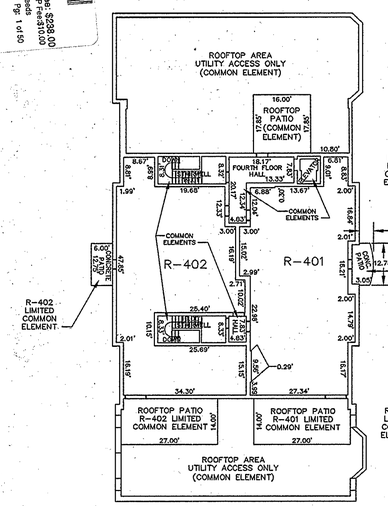
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Public Record

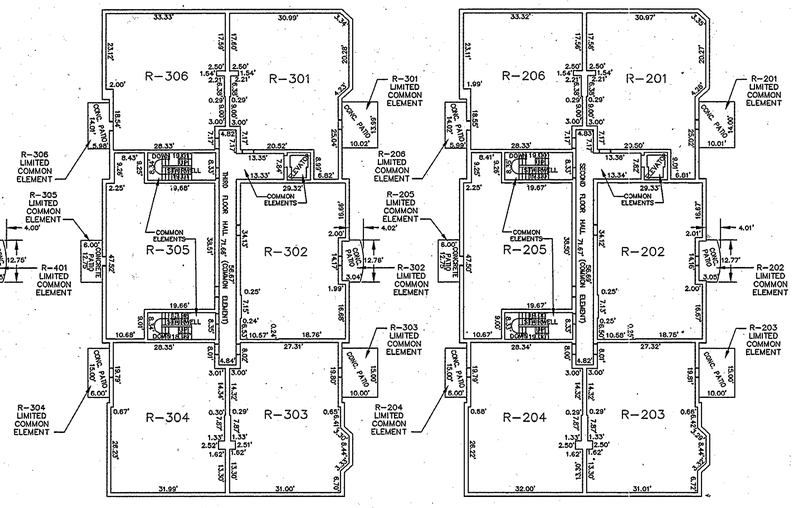
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Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 10:44 AM Pg: 1 of 10

0704715059

EXHIBIT A

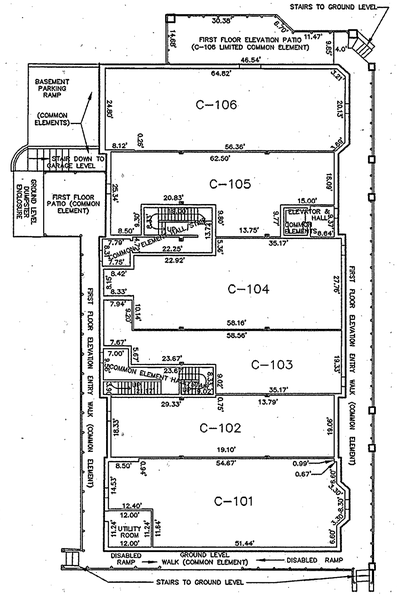


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RESIDENTIAL SPACE
FLOOR ELEVATION = 737.91
CEILING ELEVATION = 747.15

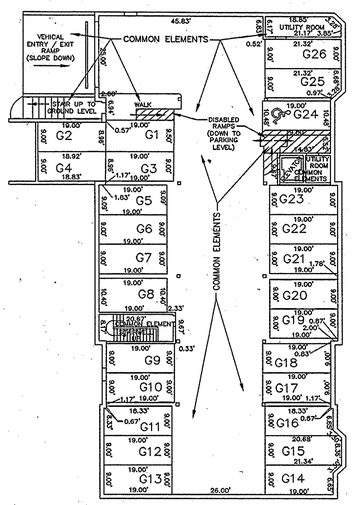


THIRD FLOOR
RESIDENTIAL SPACE
FLOOR ELEVATION = 726.03
CEILING ELEVATION = 735.88

SECOND FLOOR
RESIDENTIAL SPACE
FLOOR ELEVATION = 715.33
CEILING ELEVAION = 724.78



FIRST FLOOR
COMMERCIAL SPACE
FLOOR ELEVATION = 701.18
CEILING ELEVATION = 714.28



BASEMENT PARKING AREA
COMMON ELEMENT
FLOOR ELEVATION = 690.33
CEILING ELEVATION = 697.83

BENCHMARK: RIM OF OPEN LID MANHOLE ALONG THE FLOWLINE OF WESTERLY CURB OF OAK PARK AVENUE SOUTHEAST OF THE SOUTHEASTERN CORNER OF THE SUBJECT CONDOMINIUM BUILDING.

ELEVATION = 697.34

LCE = LIMITED COMMON ELEMENTS

DOCUMENT
WITH THIS EXHIBIT

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SCALE: 1" = 20'

STATE OF ILLINOIS
MATTHEW D. DUNN
3107
LAND SURVEYOR

2

SHEET
2 OF 2
01-19-06

landtech
Consultants LTD.
ENGINEERING - SURVEYING - LAND PLANNING
13711 W. 159th STREET LOCKPORT, IL 60441
PHONE (708)301-6200 FAX (708)301-6204

SPRING FORT HALL CONDOMINIUMS

CONDOMINIUM PLAT / BUILDING INTERIOR
17150 OAK PARK AVENUE
TINLEY PARK, ILLINOIS

PREPARED FOR:
DONLIN BUILDERS
WALTER BETKA
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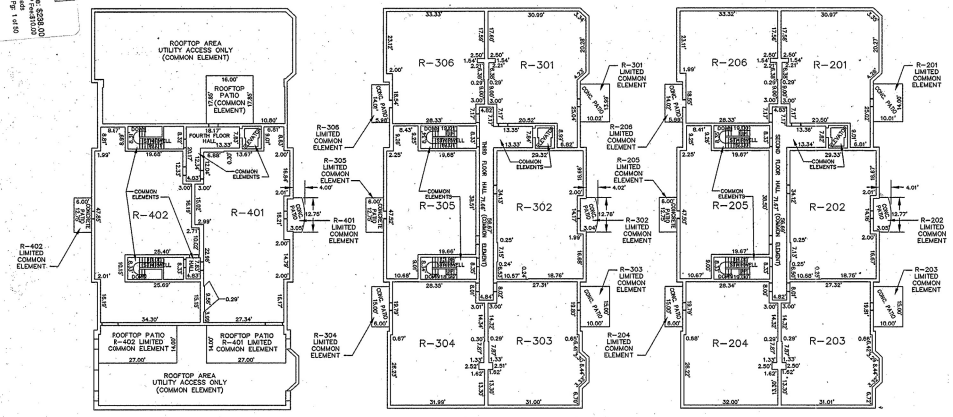
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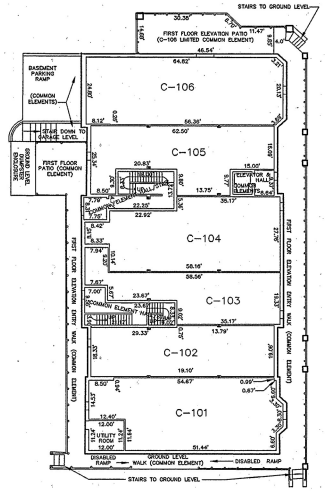
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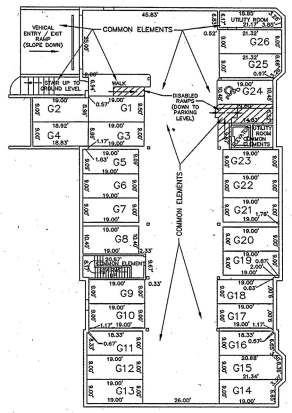
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ELEVATION = 697.34

LCE = LIMITED COMMON ELEMENTS

DOCUMENT
WITH THIS EXHIBIT

SCALE: 1" = 20'

SHEET
2 OF 2
01-19-06

Landtech
Consultants LTD.
ENGINEERING • SURVEYING • LAND PLANNING
17171 W. 159th STREET | LOCKPORT, IL 60441
PHONE (708)301-6200 FAX (708)301-6204

SPRING FORT HALL CONDOMINIUMS
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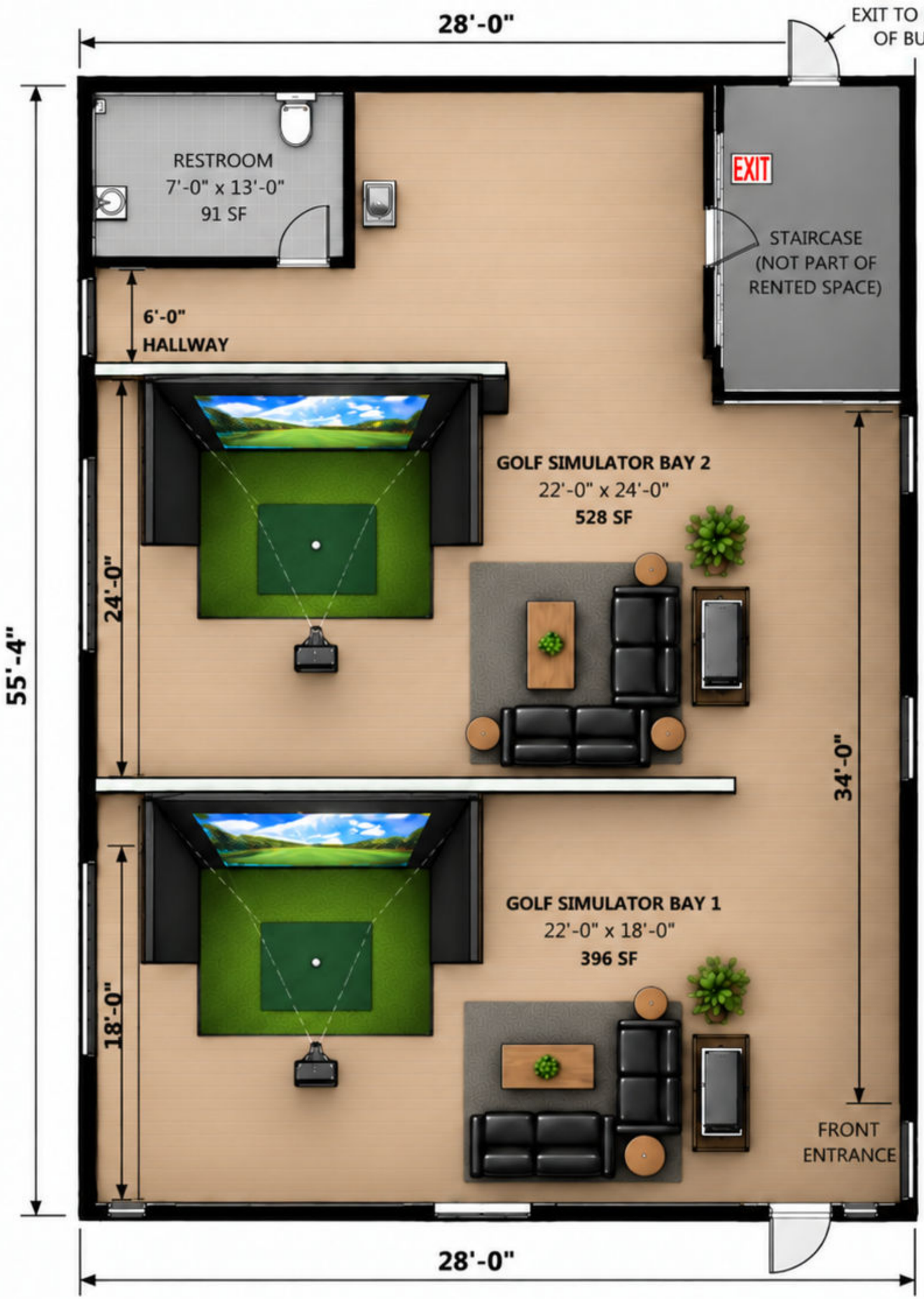
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DONLIN BUILDERS
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JOB NUMBER
261211

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Order: 4412325 Doc: COOKMP0704715059 Page 2 of 2 Created By: Guy Lundstrom Printed: 5/12/2016 6:36:56 PM CST



AREA CALCULATIONS (RENTED SPACE ONLY)

Golf Simulator Bay 2	528 SF
Golf Simulator Bay 1	396 SF
Restroom	91 SF
TOTAL	**1,550 SF**

Staircase (not part of rented space)

0′ 5′ 10′

SCALE: 1/4" = 1'-0"

Re: Confirmation of Neighboring Business Support - The Ruff Indoor Golf Club LLC

From: [redacted]

To: [redacted]

Date: Monday, October 12, 2026 at 02:29 PM CDT

Thank you very much for your quick response, Rose! I greatly appreciate your help!

-------- Original message --------
From: Roseann Backlin [redacted]
Date: 10/12/26 2:18 PM (GMT-06:00)
To: Aaron Ruff [redacted]
Subject: Re: Confirmation of Neighboring Business Support - The Ruff Indoor Golf Club LLC

Aaron,

After the sound test you ran recently, the sound of the simulator was not loud enough to be a disruption to the bookstore in Suite 103, next door.

Roseann Backlin
love's Sweet Arrow

> On Oct 10, 2026, at 7:52 PM, Aaron Ruff [redacted] wrote:
>
> Hi Rose,
>
> Thank you again for taking the time to speak with me regarding The Ruff Indoor Golf Club LLC and my family's plans to open an indoor golf simulator facility next door to your bookstore at Unit 103.
>
> As discussed, I conducted an on-site sound test by hitting actual golf balls into a simulator impact screen positioned approximately where it will be located once the business is operational. The purpose of this test was to evaluate whether the sound from golf ball impacts would be disruptive to your business.
>
> During our in-person conversation, you confirmed that any noise audible from your bookstore was minimal, not disruptive to your operations, and within a level you consider completely acceptable.
>
> I appreciate your willingness to work with us and your support for our business opening in the neighboring space.
>
> For documentation purposes, would you mind replying to this email confirming that my understanding of our conversation is accurate and that you have no objections to the anticipated golf simulator noise based on the on-site testing conducted?
>
> Thank you again for your time and support. I look forward to being your neighbor!

Have a great weekend,

Aaron Ruff
Managing Member
The Ruff Indoor Golf Club LLC

Re: Confirmation of Neighboring Business Support - The Ruff Indoor Golf Club LLC

From: Rich Gondek [redacted]

To: [redacted]

Date: Sunday, October 11, 2026 at 03:51 PM CDT

Hi Aaron,

Nice meeting you today. Yes, your recap of our conversation is correct. I barely heard any noise from your on-site sound test.

I have no objections to your proposed business and hopefully everything works out for you. Good Luck!

Rich Gondek
[redacted]
Unit 205

From: [redacted]
Sent: Sunday, October 11, 2026 11:36 AM
To: [redacted]
Subject: Confirmation of Neighboring Business Support - The Ruff Indoor Golf Club LLC

Hi Rich,
Thank you again for taking the time to speak with me regarding The Ruff Indoor Golf Club LLC and my family's plans to open an indoor golf simulator facility underneath your unit, 205.
As discussed, I conducted an on-site sound test by hitting actual golf balls into a simulator impact screen positioned approximately where it will be located once the business is operational. The purpose of this test was to evaluate whether the sound from golf ball impacts would be disruptive to your living space.
During our in-person conversation, you confirmed that any noise audible from your unit and the hallway was minimal, not disruptive to your daily life, and within a level you consider completely acceptable.
I appreciate your willingness to work with us and your support for our business opening in the unit beneath you.
For documentation purposes, would you mind replying to this email confirming that my understanding of our conversation is accurate and that you have no objections to the anticipated golf simulator noise based on the on-site testing conducted?
Thank you again for your time and support. I look forward to being your neighbor!
Have a great weekend,
Aaron Ruff
Managing Member
The Ruff Indoor Golf Club LLC

Re: Confirmation of Neighboring Business Support - The Ruff Indoor Golf LLC

From: [redacted]

To: [redacted]

Date: Wednesday, October 28, 2026 at 08:40 AM CDT

Thank you very much for your confirmation, Jada!

Have a great day,
Aaron

-------- Original message --------
From: Jada Perkins [redacted]
Date: 10/28/26 5:03 AM (GMT-06:00)
To: [redacted]
Subject: Re: Confirmation of Neighboring Business Support - The Ruff Indoor Golf LLC

Hi Aaron,

It was a pleasure meeting you.

I am confirming that the sound test took place and that the noise heard during that time of the sound test was minimal.

Thank you kindly,

Jada Perkins {Unit 202}
Sent from my iPhone

> On Oct 21, 2026, at 7:36 PM, [redacted] wrote:
>
> Hi Jada,
>
> Thank you again for taking the time to speak with me regarding The Ruff Indoor Golf Club LLC and my family's plans to open an indoor golf simulator facility underneath your unit, 205.
>
> As discussed, I conducted an on-site sound test by hitting actual golf balls into a simulator impact screen positioned approximately where it will be located once the business is operational. The purpose of this test was to evaluate whether the sound from golf ball impacts would be disruptive to your living space.
>
> During our in-person conversation, you confirmed that any noise audible from your unit was minimal, not disruptive to your daily life, and within a level you consider completely acceptable.

I appreciate your willingness to work with us and your support for our business opening in the unit beneath you.

For documentation purposes, would you mind replying to this email confirming that my understanding of our conversation is accurate and that you have no objections to the anticipated golf simulator noise based on the on-site testing conducted?

Thank you again for your time and support. I look forward to being your neighbor!

Have a great weekend,

Aaron Ruff
Managing Member
The Ruff Indoor Golf Club LLC