



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

April 16, 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 March 19, 2026 Regular Meeting

ITEM #1 PUBLIC HEARING – MOHAMAD GHADDAR – 9343 SUTTON PLACE – CORNER FENCE VARIATION

Consider recommending that the Village Board grant Mohamad Ghaddar a Variation from Section III.H.1. of the Tinley Park Zoning Ordinance at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District. The request is to allow for the construction of a 6' privacy fence in the Secondary Front Yard.

ITEM #2 PUBLIC HEARING – N&M LANDSCAPING, LLC – 8201 183RD STREET SUITE K – SPECIAL USE FOR A CONTRACTOR'S OFFICE

Consider recommending that the Village Board grant Izzet Frenkel and Michael Villapiano of N&M Landscaping, LLC a Special Use for a Substantial Deviation from the Tinley Crossings Corporate Center PUD to allow for the operation of a contractor's office at 8201 183rd Street, Suite K, in the M-1 PD (General Manufacturing; Tinley Crossings Corporate Center PUD) Zoning District.

ITEM #2 PUBLIC HEARING – VOLT HOME PROS, LLC – 18521 SPRING CREEK DRIVE, SUITE D – SPECIAL USE FOR A CONTRACTOR'S OFFICE

Consider recommending that the Village Board grant Joe Rueck of Volt Home Pros, LLC a Special Use for a Substantial Deviation from the North Creek Business Park PUD to allow for the operation of a contractor's office at 18521 Spring Creek Drive, Suite D, in the ORI PD (Office and Restricted Industrial, North Creek Business Park PUD) 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**

March 19, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Kallsen Conference Center located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 19, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 19, 2026, at 7:00 p.m.

Present Plan Commissioners: Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Angela Gatto
Eduardo Mani
Amanda Martinez

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

Petitioners: Lisa Fontana, Live Nation Worldwide, Inc. (item 1)
Courtney Rourke, Live Nation Worldwide, Inc. (item 1)
Erin Moore, Simon Design Group (item 2)
Dan McMillan, Rizza Buick GMC Cadilla, Inc. (item 2)

Members of the Public: None

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

APPROVAL OF THE MINUTES – Minutes of the March 5, 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 March 5, 2026 Plan Commission meeting. COMMISSIONER HAMILTON seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 19, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – LIVE NATION WORLDWIDE, INC. – CREDIT UNION 1 AMPHITHEATER AT 19100 RIDGELAND AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE I-80 WORLD MUSIC CENTER PLANNED UNIT DEVELOPMENT; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Lisa Fontana on behalf of Live Nation Worldwide, Inc. a Special Use for a Substantial Deviation to the I-80 World Music Center Planned Unit Development at the Credit Union 1 Amphitheater located at 19100 Ridgeland Avenue, within the ORI (Office Restricted Industrial) zoning district. The granting of this request will allow for construction of festoon lighting within the plaza areas. Site Plan/Architectural approval will also be considered.

Present Plan Commissioners:

Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners:

James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff:

Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioner:

Lisa Fontana, Live Nation Worldwide, Inc.
Courtney Rourke, Live Nation Worldwide, Inc.

Members of the Public:

None

CHAIRMAN GRAY introduced item #1.

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

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak.

The Petitioner, Lisa Fontana, was sworn in. She identified herself as the Construction Manager for the Credit Union 1 amphitheater in Tinley Park. She noted the property has looked the same for a long time. The Amp 2.0 project will focus on the outside of the pavilion areas where customers can get food and drinks away from the stage. She stated we have to be mindful of the lighting we do there, bright enough for safety to move around, but with respect to neighbors and the artists. She referenced studies have been done at their company regarding line of sight for both guests and artists so there are no distractions for them. The location of the proposed location of the lights is important because they are centralized in an area that is otherwise dark. There is no ceiling to install lights, and spotlights would be too distracting for the artists. Thus the soft lights provide enough for guests to see while providing a desired vibe, while not creating light pollution for the artists. She presented a video on-screen showing similarly installed lights in a recently completed project at Hollywood Casino.

CHAIRMAN GRAY asked the Commissioners if they have any questions or comments.

COMMISSIONERS MONTALVO AND SEPESSY had no comment.

COMMISSIONER HAMILTON asked why this item is coming as an Exception.

Lori Kosmatka responded that it is due to the uplighting. She clarified that the code requires lights be rated "U0". Additionally, the code states that festoon lights for special events may be discretionally approved by the Zoning Administrator. The Community Development staff reviewed these code excerpts and determined this would require relief to the code.

COMMISSIONER HAMILTON noted this was not a special event, but rather ongoing.

The Petitioner, Lisa Fontana, noted the lights will be turned off after curfew for all of our shows, and will not be left on.

COMMISSIONER MARAK stated he had two questions. He stated one question was about the size of the walls around the property, if that would block some of the light from other areas. He acknowledged it is pretty far from other areas, but noted we have previously talked about one of these nearby areas, as a new PUD. He stated the other question is that these things [festoon lights] are often used in outdoor spaces for bars and restaurants, but here in Tinley Park, if that is not an acceptable use. He stated he has run restaurants in Milwaukee and had these.

Lori Kosmatka responded at this time it is not allowed by our current code. She noted that in the future that could be something that could be changed, but with these types of lights, there may be concerns of light spillover to immediately adjacent neighbors, as it relates to foot candles and height of the light. She noted this may be intrusive in some situations, and reiterated as it currently stands, festoon lighting is not permitted by-right.

COMMISSIONER MARAK asked about the other question, what the size of the walls around it are.

The Petitioner, Lisa Fontana, responded that the property is about 100 acres, and the actual facility is centralized, thus there is some distance. She also noted the site is built-up in the middle. She explained there is the huge stage roof that blocks it completely on one side. She added that the pavilions themselves are set up with little structures for food, drink, and merchandise around them. By having lights in the middle, you would not be able to see them from any side.

COMMISSIONER MARAK asked if the walls are higher than the lights are hung, or if it is just because of the distance.

The Petitioner, Lisa Fontana, responded it was the distance mostly. She noted we have fences, some are wooden, but not like retaining walls.

Another representative of the Petitioner, Courtney Rourke, was sworn in. She identified herself as General Manager. She clarified the property is surrounded by gates that are about 16 feet high, and in between each gate, there are buildings on each side. She stated what would prevent you from seeing the lights would be like the restroom building on the south side, which is taller than the festoon lighting. She noted there is building-gate-building-gate throughout the property, thus it would be difficult to see the lighting. She confirmed they would be on for the event, and turned off at the end of the night, and at no point in time would the lights be on if they were not having an event. She added that at that time, our parking, building, and plaza lights would be on, so you would not be able to distinguish the festoon lighting from all of the other lighting that is already at the amphitheater.

CHAIRMAN GRAY stated he agreed and noted he has patroned a lot of events there over the years. He acknowledged the facility does need a facelift. He noted it is out in an area that is not populated, though there is some plans to populate, but it would be businesses, not homes. If you have them turned on when daylight begins to dwindle, it would be like around 8pm in the summer, and usually musicians would be out by about 11pm by code. He stated he feels the festoon lights look appropriate, are needed due to dark spots there, and it looks nice. He has no problems with it. He asked if there are any other comments. Hearing none, he noted the Petitioners could take a seat.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSEY made a motion to close the public hearing. Seconded by COMMISSIONER HAMILTON. Voice vote. All in favor. Motion carried.

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner, Lisa Fontana, on behalf of Live Nation Worldwide, Inc., a Special Use for a Substantial Deviation to the I-80 World Music Center Planned Unit Development to allow for construction of

festoon lighting at the Credit Union 1 Amphitheater at 19100 Ridgeland Avenue within the ORI-PD (Office Restricted Industrial, I-80 World Music Center) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the March 19, 2026 Staff Report.

COMMISSONER SEPESSY seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY requested a motion for the Site Plan/Architectural Approval.

COMMISSIONER SEPESSY made a motion to grant the Petitioner, Lisa Fontana, on behalf of Live Nation Worldwide, Inc., Site Plan and Architectural Approval to allow for construction of festoon lighting at the Credit Union 1 Amphitheater at 19100 Ridgeland Avenue within the ORI-PD (Office Restricted Industrial, I-80 World Music Center) Zoning District, in accordance with the plans submitted in the March 19, 2026 Staff Report, subject to the following condition:

- 1. Approval is subject to approval of the requested Special Use Permit by the Village Board.*

COMMISSONER HAMILTON seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY noted the Village Board meeting is anticipated for April 7, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MARCH 19, 2026 REGULAR MEETING

ITEM 2: PUBLIC HEARING – RIZZA BUICK GMC CADILLAC, INC. – 8425 W. 159TH STREET – VARIATIONS REGARDING BUILDING MATERIAL REQUIREMENTS AND FRONT YARD SETBACK; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Simon Yu (Simon Design Group, LLC) on behalf of Rizza Buick GMC Cadillac, Inc. Variations to Section V.C.7.F. and Section V.C.7.G. of the Zoning Ordinance to allow building façades to be below the required minimum 75% of face brick and masonry requirement and for facades to be constructed with more than 15% of an alternate building material; and a Variation to Section V.B. Schedule II of the Zoning Ordinance to reduce the required front yard setback from 50' to 47'; on the property at 8425 W. 159th Street in the B-5 Automotive Service Zoning District. Site Plan/Architectural approval will also be considered.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

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

Petitioner: Erin Moore, Simon Design Group (item 2)
Dan McMillan, Rizza Buick GMC Cadilla, Inc. (item 2)

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

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

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. Erin Moore added some clarification regarding the angled parking in the front of the building; they will be spaced differently to avoid conflicts with light poles.

COMMISSIONER MARAK inquired about the other automotive dealers with metal panels and when they were approved. Staff did not have exact dates, but they were before the regulation was changed from being a building code regulation to a zoning regulation (so they did not require zoning variations). noted a preference that if there are homes like this in the area to change the regulations to address; other than that no questions or comments.

COMMISSIONER HAMILTON noted the existing front setback nonconformity; staff did not locate any approved variation for this.

COMMISSIONER SEPESSY inquired about the materials and if the fire department approved. Erin Moore noted for a different project in Chicago, which has stricter fire regulations, the material met those requirements. Staff noted they were in for permit, and the fire department had not noted a concern about the material. Erin Moore also noted for the use the fire code does not require fire resistance rating for the exterior.

COMMISSIONER HAMILTON noted the distance from the pavement in regard to the requested Variation.

COMMISSIONER MONTALVO had no comments to add.

CHAIRMAN GRAY inquired if samples were available as indicated in the submittal. They were not provided. CHAIRMAN GRAY further noted it issues with something being strictly prohibited but the location on the block were all the neighbors have it. What is proposed fits. The front setback request is minimal and reasonable.

COMMISSIONER MARAK further noted that for automotive dealers, which are all in a certain area, if these materials are common staff should look at and address.

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

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER MONTALVO made a motion to **close** the public hearing. Seconded by COMMISSIONER MARAK. Voice vote. All in favor. Motion carried.

Mark Herman, Planning Manager, presented the standards for approval for the Variation and for the Site Plan.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner Variations from Section V.C.7.F. and Section V.C.7.G. of the Zoning Ordinance to allow building façades to be below the required minimum 75% of face brick and masonry requirement and for facades to be constructed with more than 15% of an alternate building material; as well as a Variation to Section V.B. Schedule II of the Zoning Ordinance to reduce the required front yard setback from 50' to 47'; for the property at 8425 W. 159th Street in the B-5 Automotive Service Zoning District, in accordance with the plans submitted in the March 19, 2026 staff report.

COMMISSONER HAMILTON seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY requested a motion for the Site Plan / Architectural approval.

COMMISSIONER HAMILTON made a motion to grant the Petitioner Site Plan Approval for the construction a 1,300 sq. ft. addition and remodel of the existing automotive dealership building on the property at 8425 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the March 19, 2026 staff report, subject to the following conditions:

1. Signage to be reviewed for compliance with applicable sign regulations by staff.

COMMISSONER SEPESSY seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY noted the Village Board meeting is anticipated for April 7, 2026.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager provided an update.

- 7 Brew Coffee – time frame has changed due to complications working with IDOT, now looking to open mid to late May.
- Fifth Third Bank (16061 S. Harlem) – permit just issued for the project yesterday/
- Gas N Wash – in the Brookside Creek development; received application for PUD amendment to incorporate the corner parcel.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:58 p.m.

Petitioner

Mohamad Ghaddar

Property Location

9343 Sutton Place

PIN

27-34-107-037-0000

Zoning

R-3 (Single-Family
Residential) Zoning

Approvals Sought

Variation

Project Planner

Lori Kosmatka, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

April 16, 2026 –Public Hearing

Ghaddar – Corner Fence Variation (Secondary Front Yard)

9343 Sutton Place



EXECUTIVE SUMMARY

The Petitioner Mohamad Ghaddar is requesting a Variation from Section III.J. (Fence Regulations) of the Tinley Park Zoning Ordinance to allow for the construction of a six-foot privacy fence in the Secondary Front Yard for the property located at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District.

The subject property is located at the southeast corner of Sutton Place and 94th Avenue.

The Petitioner proposes a six-foot privacy fence which will require a Variation to the fence code requirements in *Secondary Front Yards* per Section III.J. of the Zoning Ordinance. The proposed fence will have a 76' run along the west property line, plus a 1.6' run offset 5.5' from the west property line. The offset will allow for boxing out three-foot clearance around a nearby utility box. The south end of the fence will connect to the to the east-west run of existing open metal fence along the south property line, and the north end of the fence will connect to the house.

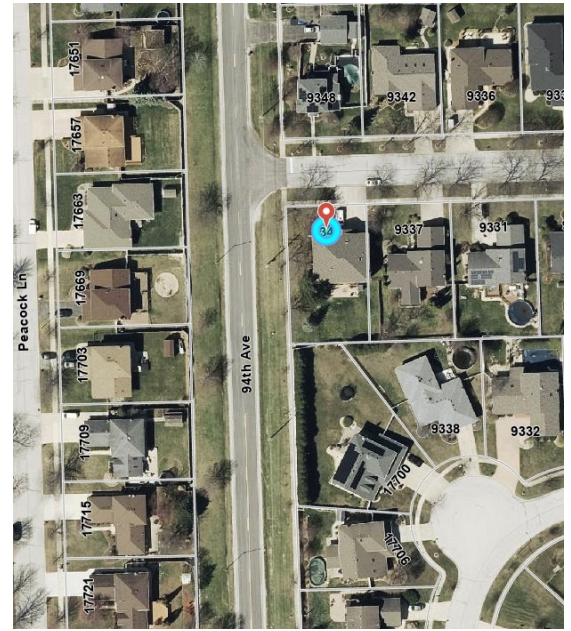
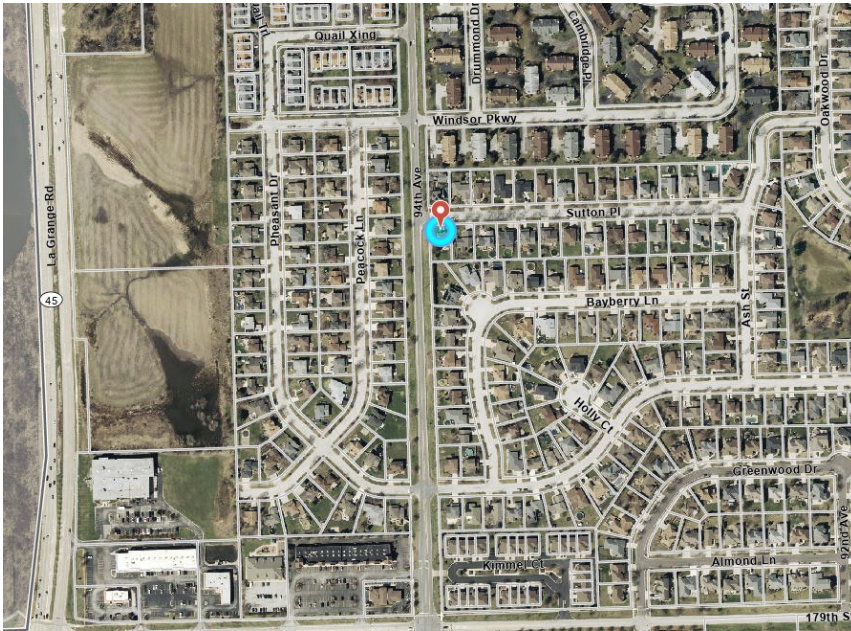
The Zoning Ordinance states fences are permitted in residential secondary front yards no less than ten feet in from secondary front yard property line(s), provided right-of-way, drainage, and/or utility easement requirements are met.

The proposed location meets the Zoning Ordinance's minimum 30' corner lot visibility code provision, and would remain within the existing sight line blockage of the house.

Staff identifies a physical hardship with respect to the property being undersized in terms of lot area and lot width, and does not have the typical additional size expected to accompany a corner lot when compared to interior lots.

EXISTING SITE & HISTORY

The subject property is a corner lot located at the southeast corner of Sutton Place and 94th Avenue, between 175th Street and 179th Street, and easterly of La Grange Road. The subject property has 85.26' of primary frontage along Sutton Place, and 133.31' secondary frontage along 94th Avenue, totaling 11,366 sq. ft. There is grassed area within the right-of-way between each street's curbs and the respective, adjacent property boundary lines. The property is Lot 32 and the west five feet of Lot 31 in the Timbers West Subdivision which was annexed and rezoned to R-3 on 2/2/1988 (Ordinances #88-O-005 and 88-O-006). Notably, the subject property appears similar in size to nearby interior lots, including those along Sutton Place. The north side of the property is considered a *Primary Front Yard*, while the west side is considered a *Secondary Front Yard*.



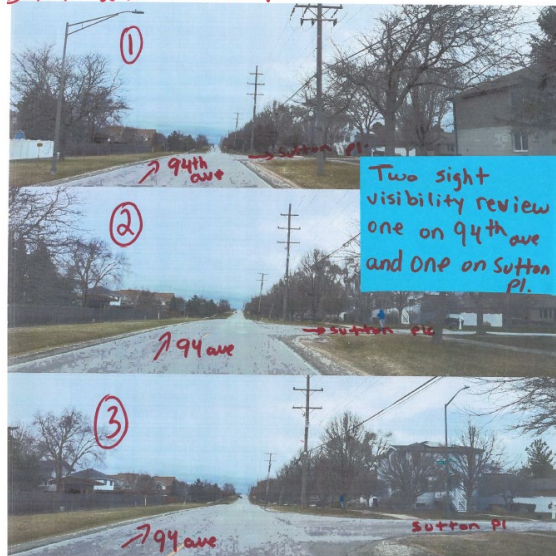
Location Maps: Neighborhood context and local

There are a few notable existing conditions along 94th Avenue. In the 94th Avenue public right-of-way parkway there are utility poles, trees, water line, and fire hydrant. The parkway is extensive, approximately 35' from the existing roadway edge to the subject property line. Though as a county road, Staff cannot determine if the roadway would ever be widened, it appears unlikely so, due to the existing infrastructure. Within the subject property's secondary front yard on 94th

Avenue, there are trees, open metal fencing, and a utility box near the southwest corner of the subject property.

There is also a unique development pattern regarding the nearby interior double-frontage lots on both the east and west sides of 94th Avenue. Generally, these lots have primary orientation toward the

View going north on 94th ave by my house
 ① 104 ft before Sutton Pl. / ③ when you reach Sutton Pl.
 ② 70 ft before Sutton Pl.



view from 65ft back | from 37ft back



from 17 ft back | At the cross

Petitioner submittal excerpt of Sight Lines Approaching 94th Avenue & Sutton Place Intersection

other street frontage (Peacock Lane for homes west of 94th Avenue, Bayberry Lane for homes east of 94th Avenue). Thus, these nearby frontages along 94th Avenue have been treated as rear yards, and considered as such by Village Planning Staff. Notably, many of these properties have privacy fencing which appears to be at or near the property lines, with an extensive visual line of fencing. Additionally, there are no driveway curb cuts along 94th Avenue between 175th Street and 178th Street.

A few street views and aerials of sight lines of existing conditions approaching the 94th Avenue and Sutton Place intersection, provided by the Petitioner, are partially shown herein (full information in the submittal).

Regarding traffic speed, the posted speed limits are 45mph on 94th Avenue, and 20mph on Sutton Place. Aside from vehicles turning at Sutton Place, the vehicles otherwise appear to travel at a steady speed.

ZONING & NEARBY LAND USES

The subject property is located within the **R-3 Single-Family Residential** zoning district. The table below indicates the surrounding zoning and land use in the area:

Direction	Zoning	Land Use
North	R-3 Single-Family Residential	Single-family detached dwelling
East	R-3 Single-Family Residential	Single-family detached dwelling
South	R-3 Single-Family Residential PD (Timbers Edge PUD)	Single-family detached dwelling
West	R-3 Single-Family Residential	Single-family detached dwelling

The Petitioner has provided documentation of nearby corner properties with fences: 9349 178th Street noting a variation (Ord. 2019-O-041), 9401 Pheasant Drive, 9324 175th Street, 17639 Peacock Lane, 17300 Briar Drive, 9400 Pheasant Drive, and 9348 178th Street. Thumbnails of streetview photos provided by the Petitioner are shown herein. The full documentation (with larger images, aerials, additional language) is in the submittal.



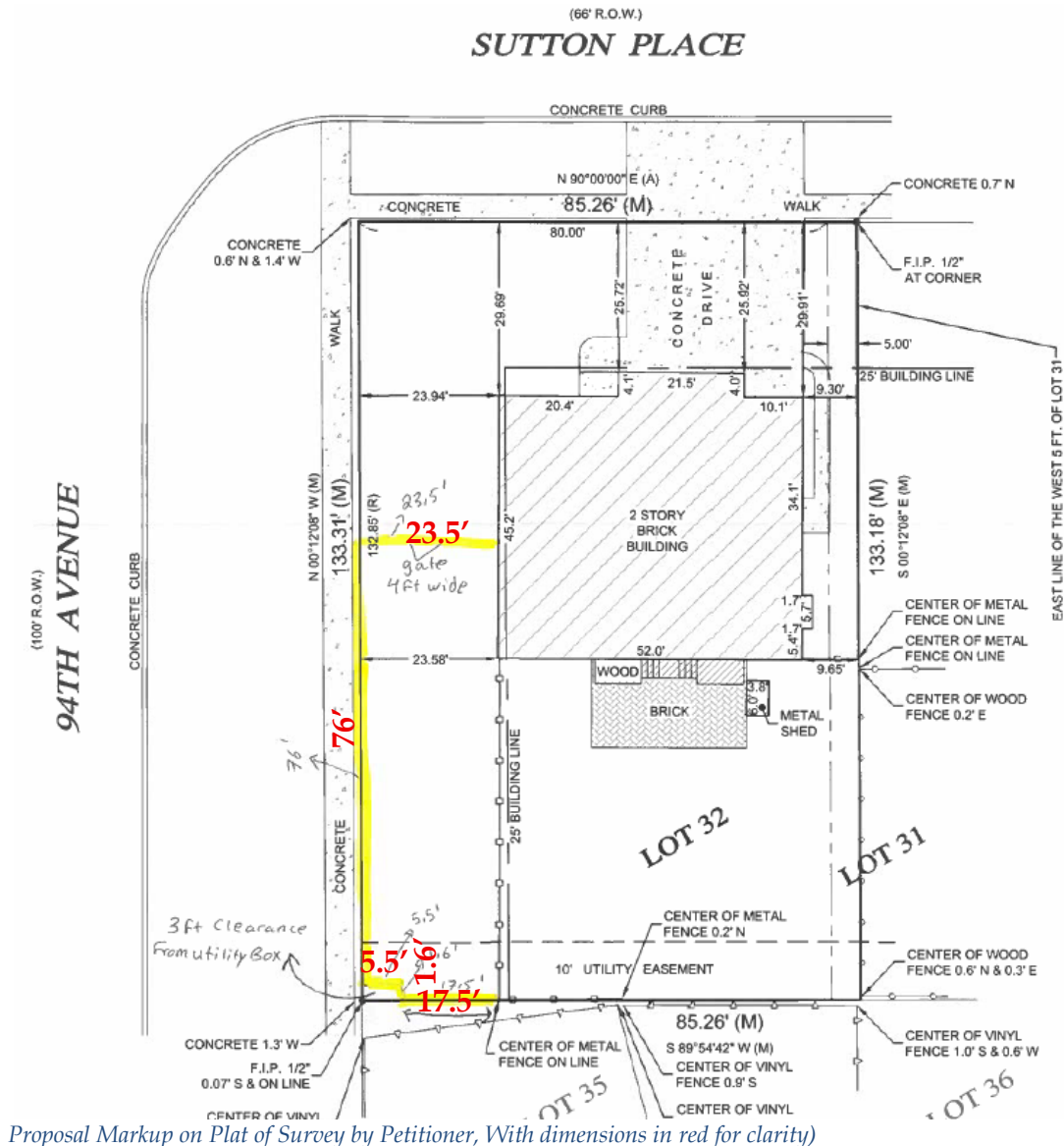
Zoning Map



Streetview Images of 7 Nearby Corner Fence Properties as Provided by Petitioner

VARIATION REQUEST

The Petitioner proposes a six-foot privacy fence which will require a Variation to the fence code requirements in *Secondary Front Yards* per Section III.J. of the Zoning Ordinance. The proposed south end of the fence will connect to the east-west run of existing open metal fence along the south property line, run approximately 17.5' along the south property line to the west, approximately 1.6 ft. to the north and approximately 5.5' to the west meeting the west property line so as to provide three feet clearance from the utility box, then 76' along the west property line to the north, then the north end of the fence will run approximately 23.5' to the east to connect to the house. The north-south run of existing open metal fencing will be removed.



Section III.H.1. "Permitted Encroachments in Required Yards – Residential Zoning Districts" includes a list of several structures and uses with respect to permission in yards, as well as additional requirements. *Fences* are included in the list, as Permitted in Side, Rear, and Secondary Front Yard (corner lot), while not allowed in Front Yard (non-corner lot), nor Primary Front Yard (corner lot), and additional regulations are noted within Section III.J. The Variation is not being sought for this code provision, but rather the referenced "J" subsection.

Section III.J. is "Fence Regulations" contains detailed requirements, part of which states fences are permitted in residential secondary front yards no less than ten feet in from secondary front yard property line(s), provided right-of-way, drainage, and/or utility easement requirements are met. Fences may be placed on drainage and/or public

utility easements so long as the fence does not interfere with drainage patterns, underground, ground, or above-ground utilities. Fences also shall not obstruct access to utilities. Additionally, a clear vision triangle must be maintained for fences, as they shall not obstruct sight lines and/or cause a negative impact to safety of pedestrians or vehicles. The Variation is sought from this code provision.

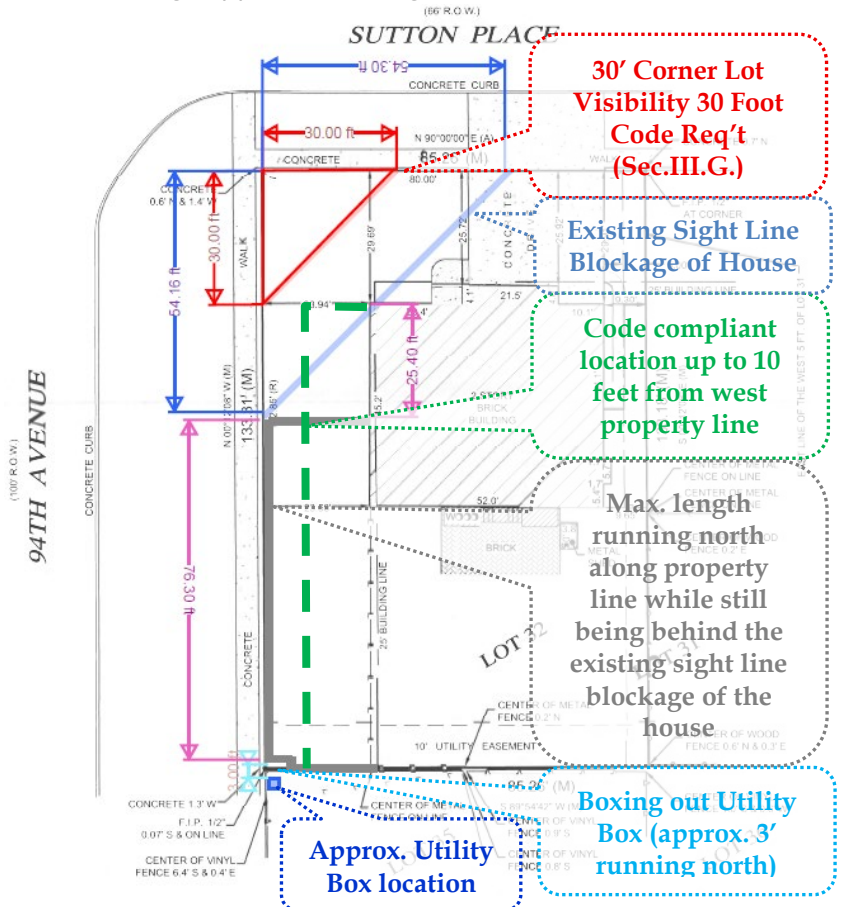
Section III.G. "Visibility Requirements – Corner Lots" is another code provision that applies to fences as well as structures, walls, shrubs, and trees, prohibiting these from being on any lot obstructing the view of the driver approaching an intersection apart from certain exceptions below 2' height and above 8' height. The code specifies *"for residential corner lots, this unobstructed area shall be a triangular section of land formed by the two street right-of-way lines and a line connecting them at points thirty (30) feet from the intersection of said right-of-way"*. The proposal meets this code provision.

Section V.Schedule II. regulates lot and yard code provisions. The minimum *Front Yard* in the R-3 zoning district is 25 ft., of which applies to the subject property's north and west frontages. Minimum Lot Area and Lot Width are also notable code provisions, which currently states homes in the R-3 zoning district need a minimum of 12,500 sq. ft. with minimum of 95 ft. lot width. The subject property, with 11,366 sq. ft., of lot area 85.26 feet of lot width is undersized for both requirements, and thus is legal, nonconforming.

Petitioner Outreach and Revisions: The Petitioner originally proposed a longer run of 94' on the west property line, and did not box out for access to the utility box (see *Figure herein; not in final submittal*). The Petitioner states they reached out to neighbors and of those answering, received a mix of support and concern about sight line visibility. The Petitioner gathered a neighbor support petition form indicating support of six neighbors.



The Petitioner then worked with Planning Staff on sight line visibility and utility box location. Staff provided a visual exhibit identifying the minimum 30' corner lot visibility code provision, as well as the maximum distance a fence could run while remaining within the existing sight line blockage of the house. Based off the plat, Staff measured the existing sight line blockage of the house along the property line is approximately 54 ft. This is the total minimum clearance along the west property from the northwest corner running southerly (see *blue diagonal line and dimension lines; 24 ft. more than the 30' visibility code requirement*). Out of the total 133.31 ft. frontage, this allows approximately 79 ft. to the southwest property corner. Staff also performed field measurements to best approximate the distance between the edge of the utility box and the southwest property corner as 1.4 ft. (based off the northwest corner of the neighbor's fence to the south).



The Petitioner revised the proposal, reducing the north/south run to 76 ft. on the west property line plus 1.6 ft. run offset 5.5 ft. in

Staff Exhibit Diagramming Approximate Maximum Length Per Sight Line Visibility and Utility Box Location

from the west property line to account for the utility box clearance (north and east). The Petitioner also noted “3 ft. clearance from utility box” on the plat.

Staff’s visual exhibit shown herein, includes the code compliant location connecting to the corner of the house (dashed **green** line). Notably, the code compliant location would still meet the 30’ visibility code requirement but would not remain within the existing sight line blockage of the house (thus would decrease sight line visibility). In contrast, the proposed location would remain within the existing sight line blockage of the house.

The Petitioner has stated to Staff that the six neighbors listed on the support petition form are still in support of the current, revised proposal (which is the reduced degree of Variation from the original proposal). The Petitioner’s narrative lists two additional neighbors (*not on the petition form*) indicating their support.

The Petitioner asserts this proposal maintains safe sight lines and preserves required clearance from utilities. The Petitioner has also confirmed that the fence proposal will not conflict with the existing conditions along the house not shown on the plat including the AC units and window wells. If there is any conflict upon contractor verification of field conditions, the Petitioner would still have to stay within the allowable constraints of the current proposal, but would be able to reduce the nonconformity if needed.

Neighborhood Character: The Petitioner further states the proposal is consistent with the residential character of the neighborhood, noting there are similar fencing styles and layouts nearby, including properties with comparable configurations, such as 9349 178th Street. The existing development pattern and aesthetic character along along 94th Avenue has an extensive visual line of fencing which appears to be at or near the property lines. Apart from boxing out the utility box, the proposal will align with the existing line of fencing.



Line of Fencing, Looking South, 94th Avenue

Physical Hardship: Staff identifies a physical hardship with respect to the property being undersized in terms of lot area and lot width, and does not have the typical additional size expected to accompany a corner lot when compared to interior lots. The Zoning Ordinance requires more lot area and lot width for corner lots to account for the additional restrictions from the *Secondary Front Yard*. The Petitioner states, without the Variation, the property is limited in its ability to provide functional backyard use compared to neighboring properties with similar fencing configurations, negatively impacting the usability and overall value of the property relative to the surrounding homes. The Petitioner further states the fence will not diminish property values, but instead will align with neighborhood standards and enhance residential usability and privacy, consistent with surrounding properties.

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.

The property is undersized in terms of lot area and lot width for a corner lot, and also does not have the typical additional size expected to accompany a corner lot when compared to interior lots. Additionally, without the Variation, the property is limited in its ability to provide functional backyard use compared to neighboring properties with similar fencing configurations, negatively impacting the usability and overall value of the property relative to the surrounding homes.

2. The plight of the owner is due to unique circumstances.

There is a physical hardship with respect to the property being undersized in terms of lot area and lot width, and does not have the typical additional size expected to accompany a corner lot when compared to interior lots. The Zoning Ordinance requires more lot area and lot width for corner lots to account for the additional restrictions from the Secondary Front Yard.

3. The Variation, if granted, will not alter the essential character of the locality.

The proposal is overall compatible and consistent with the residential character of the neighborhood. The existing development pattern and aesthetic character along along 94th Avenue has an extensive visual line of fencing which appears to be at or near the property lines.

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:

Variation:

“...make a motion to recommend that the Village Board grant a Variation to the Petitioner Mohamad Ghaddar, from Section III.J. (Fence Regulations) of the Tinley Park Zoning Ordinance to allow for the construction of a six-foot privacy fence in the Secondary Front Yard for the property located at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the April 16, 2026 Staff Report.”

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Planning & Zoning General Application (Redacted)	Petitioner	3/22/2026
2	Response to Standards	Petitioner	Rec'd. 4/5/2026
3	Overall Narrative Letter	Petitioner	Rec'd. 4/5/2026
4	Proposed Plat Markup Showing Fence Location	MEI with Petitioner Markup	9/25/2025 Plat of Survey with markup Rec'd. 4/2/2026
5	Fence Contractor Scope Proposal	Petitioner	Rec'd. 4/5/2026
6	Fence Manufacturer Specifications	Petitioner	Rec'd. 3/24/2026
7	Neighbor Support Petition Form with Signatures	Petitioner	Rec'd. 3/24/2026
8	Photos and Aerial Markups of Subject Property and Similar Properties	Petitioner	Rec'd. 3/24/2026
9	Traffic Speed Distance Supplemental Narrative	Petitioner	Rec'd. 4/5/2026
10	Dimensioned Aerials Comparing Traffic and Sight Lines	Petitioner	Rec'd. 3/31/2026

* MEI = Morris Engineering, Inc.



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: Fence installation

Project Description: Installation of residential fence with requested variation

Project Address: 9343 Sutton Pl. Property Index No. (PIN): 27-34-107-037-0000

Zoning District: Timbers West Lot Dimensions & Area: on Plat of Survey

Estimated Project Cost: \$ 8000.00

OWNER OF RECORD INFORMATION

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

Name of Owner: Mohamad Ghaddar Company: _____

Street Address: 9343 Sutton Pl. City, State & Zip: Tinley Park, IL 60487

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.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

UPDATED STANDARDS AND CRITERIA FOR A VARIATION

Property: 9343 Sutton Pl, Tinley Park, IL
Applicant: Mohamad Ghaddar

A. Difficulty / Hardship (Not a mere inconvenience)

The subject property is a corner lot with a unique configuration, including its proximity to two streets, existing structures, utility box placement, and limited backyard enclosure options without encroaching into restricted areas. These conditions create a practical difficulty in achieving a functional and secure backyard space while complying strictly with zoning regulations. The hardship is not self-created but is inherent to the lot layout, street orientation, and placement of existing improvements.

B. Impact on Property Value

Without the requested variation, the property would be limited in its ability to provide privacy, security, and functional backyard use compared to neighboring properties that have similar fencing configurations. This limitation could negatively impact the usability and overall value of the property relative to surrounding homes.

C. How the Hardship Was Created

The hardship was not created by the current owner but results from the original subdivision layout, corner lot positioning, and placement of utilities and structures. These existing conditions restrict standard fence placement options.

D. Unique Nature of the Request

This request is unique to this specific property due to its corner lot configuration, adjacent roadways, and existing improvements. The combination of these factors does not apply generally to other properties in the same zoning district.

E. Not for Financial Gain

The purpose of this variation is not for financial gain but to allow reasonable residential use of the property, specifically to secure and utilize the backyard for privacy, safety, and family use.

F. No Detriment to Public Welfare or Adjacent Properties

The revised proposed fence has been carefully evaluated for safety and visibility. The layout maintains proper sight lines and does not obstruct visibility for drivers or pedestrians.

Additionally, a comparable property located at 9349 178th Street demonstrates that similar fence layouts function safely under comparable roadway conditions.

The fence also maintains proper clearances, including a minimum of 3 feet from the utility box, ensuring accessibility and safety.

G. No Alteration to Neighborhood Character

The proposed 6-foot white vinyl privacy fence is consistent with the residential character of the neighborhood. Similar fencing styles and layouts exist nearby, including properties with comparable configurations. The design integrates with the surrounding area and does not alter the essential character of the neighborhood.

H. Impact Analysis

1. Light and Air

The proposed fence will not impair adequate light or air to adjacent properties due to its placement and

residential fence design.

2. Traffic Congestion

The fence will not increase congestion on public streets, as it does not interfere with roadway use or traffic flow.

3. Fire Safety

The fence does not increase the danger of fire and complies with typical residential construction standards.

4. Drainage

The fence installation will not impair natural drainage or create drainage issues on adjacent properties.

5. Public Safety

The fence has been designed with safety as a priority. Sight lines are maintained, clearances from utilities are preserved, and comparable nearby properties demonstrate safe implementation under similar conditions.

6. Property Values

The fence will not diminish property values. Instead, it aligns with neighborhood standards and enhances residential usability and privacy, consistent with surrounding properties.

Property Address: 9343 Sutton Pl, Tinley Park, IL 60487
Applicant: Mohamad Ghaddar

Dear Village of Tinley Park Zoning Board,

I am respectfully requesting a variation to permit the installation of a residential fence at my property located at 9343 Sutton Place.

The revised proposed fence layout consists of a 6-foot white vinyl privacy fence designed in a U-shaped configuration, consistent with the layout shown on the submitted plat of survey. The revised proposed fence layout has been carefully planned and adjusted to ensure compliance with safety, accessibility, and overall neighborhood compatibility.

The revised proposed fence layout has been field-verified to maintain proper clearances from all structures and utilities. A minimum of 3 feet of clearance will be maintained from the utility box, and sufficient spacing will be preserved from the air conditioning units and window well to ensure continued access for maintenance, emergency egress, and functionality.

The total linear footage of the revised proposed fence layout is approximately 124.1 feet, reflecting the updated and refined configuration.

This request is primarily driven to create a fully functional, secure, and cohesive outdoor living space that aligns with the layout of the property. Due to the positioning of the home on the lot, a portion of the usable yard area extends into the side yard. The revised proposed fence layout is therefore necessary to properly enclose and utilize the entire practical yard area, rather than leaving fragmented and unusable sections of the property.

The revised proposed fence layout improves safety by creating a defined and enclosed area for family use, while also maintaining clear visibility and not obstructing any critical sight lines. Additionally, it contributes to long-term property usability, organization of space, and overall property value, which are permanent and reasonable considerations for this request.

Additionally, neighboring properties have been consulted regarding the revised proposed fence layout. Adjacent neighbors have expressed their support and appreciation for the updated design, indicating that it does not negatively impact surrounding properties. Supporting neighbors include, but are not limited to:

- Cindy Yelnick – 9336 Sutton Pl
- Gary Schoenbeck – 9337 Sutton Pl
- Osamwonyi Ehigie Chi – 17700 Bayberry Ln
- Hinad & Rawan – 8926 178th St

Additional supporting neighbors are included in the signed version submitted with the original application.

Furthermore, a comparable property located at 9349 178th Street demonstrates that a similar layout can safely exist under comparable roadway and visibility conditions. The revised proposed fence layout follows the same principles and has been designed to achieve the same level of safety and compatibility.

For these reasons, I respectfully request approval of this variation for the revised proposed fence layout.

Thank you for your consideration.

Sincerely,
Mohamad Ghaddar

Clearance and Safety Verification:

The revised proposed fence layout has been field-verified to maintain adequate clearance from all structures and utilities. A minimum of 3 feet of clearance will be maintained from the utility box, and sufficient spacing will be preserved from the AC units and window well to ensure continued access for maintenance, emergency egress, and functionality.

Fence Length Update:

The total linear footage of the revised proposed fence has been calculated at 124.1 linear feet to accurately reflect the updated layout.

Neighbor Support:

The revised proposed fence layout has been presented to adjacent neighbors, who have expressed their agreement and appreciation for the updated design, indicating that the proposal does not negatively impact surrounding properties. Supporting neighbors include, but are not limited to: Sindy Yelnick (9336 Sutton Pl), Gary Schoenbeck (9337 Sutton Pl), Osamwonyi Ehigie Chi (17700 Bayberry Ln), and Hinad & Rawan (8926 178th St). Additional supporting neighbors are also included in the signed version provided with the original application.

Safety Consideration:

While vehicle speeds in the area have been noted, it is important to clarify that the speed limit on **94th Avenue when approaching Sutton Place is 35 mph**, which is lower than the 45 mph conditions referenced near 9349 178th St. This 35 mph speed limit was also confirmed by a neighboring resident, Sindy Yelnick, who contacted the Village directly for verification. The revised proposed fence location remains consistent with comparable nearby properties and has been evaluated to maintain safe sight distances. A comparable example includes the property located at 9349 178th St, which follows a similar layout and demonstrates that safe visibility can be maintained under similar conditions.

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

PLAT OF SURVEY OF

THE WEST FIVE FEET OF LOT 31 AND ALL OF LOT 32 IN TIMBERS WEST, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



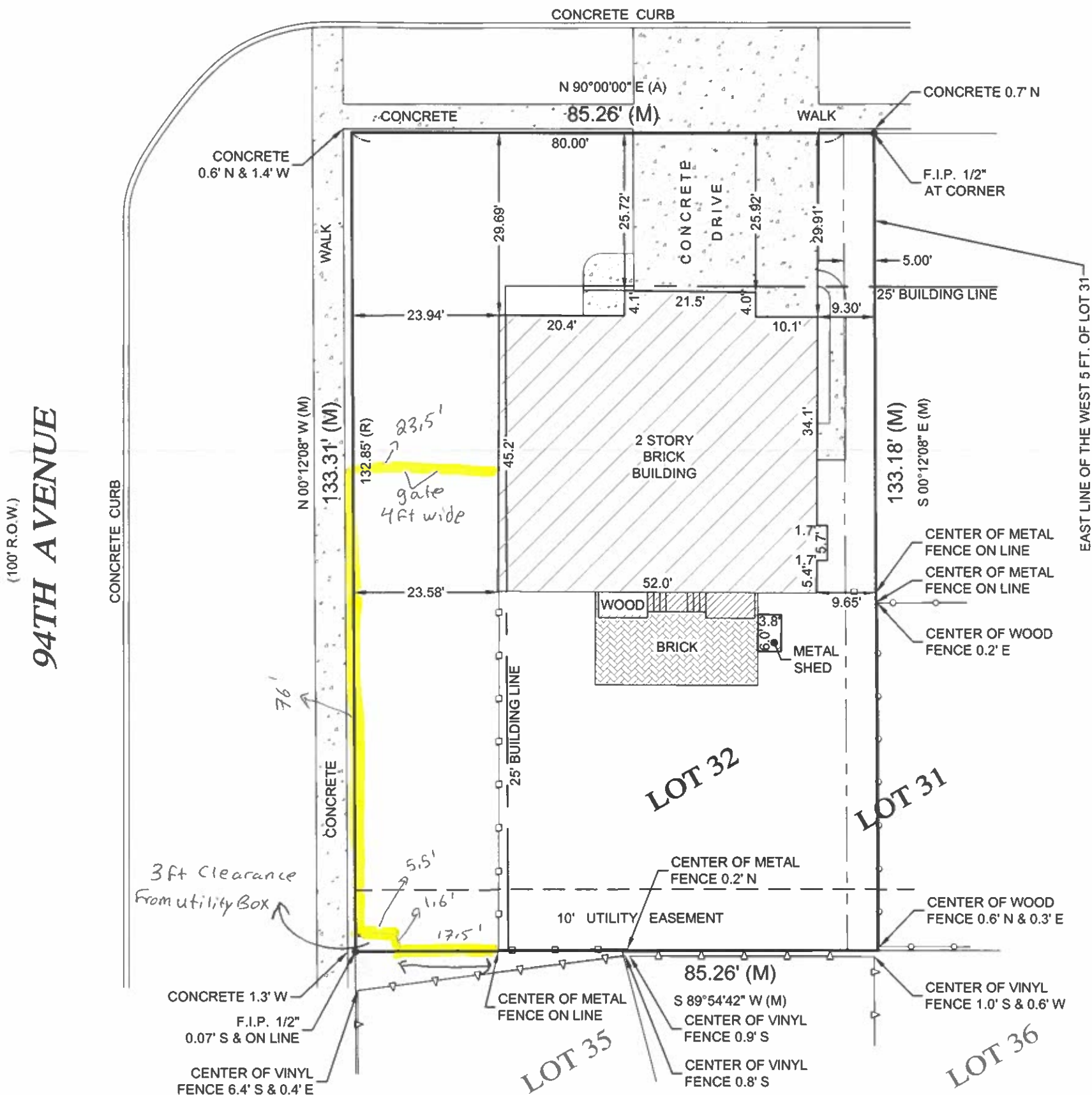
BASIS OF BEARING:
SOUTH LINE OF SUTTON PLACE AS FOUND
MONUMENTED AND OCCUPIED.
N 90°00'00" E (A)

AREA OF SURVEY:

CONTAINING 11,360 SQ. FT. OR 0.26 ACRES MORE OR LESS

(66' R.O.W.)

SUTTON PLACE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 29TH DAY OF SEPTEMBER, A.D., 2025, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 9343 SUTTON PLACE
TINLEY PARK, ILLINOIS

CLIENT JOSEPH S. AGNELLO ATTORNEY AT LAW

FIELDWORK DATE (CREW) 09/25/2025 (LS/SS)
DRAWN BY: RT REVISED: JOB NO. 25-09-0266

FENCE CONSTRUCTION – SCOPE OF WORK PROPOSAL

Village of Tinley Park, Illinois

GENERAL INFORMATION

Property Address:

9343 Sutton Pl, Tinley Park, IL 60487

Owner Name:

Mohamad Ghaddar

Phone / Email:

779 875 2102 / moh.atwi.110@gmail.com

Date:

04/05/26

PROJECT DESCRIPTION: Installation of a residential fence in accordance with Village requirements.

FENCE TYPE

Material:

Vinyl

Height:

6ft

Color:

White

Style:

Privacy

FENCE LAYOUT

Overall Shape:

U shape

Starting Point:

End of metal fence South line of property

Ending Point:

Aprox middle of west wall of property

Total Linear Feet:

Aprox 124 feet

GATE INFORMATION

Number of Gates:

1

Gate Type:

Vinyl

Gate Width:

4 ft

Gate Height:

6 ft

Gate Location:

North fence wall

INSTALLATION DETAILS

Post Depth:

what meets Village ordinance & codes

Concrete Footings (Yes/No):

yes

Distance from Property Line:

marked on Plat of Survey

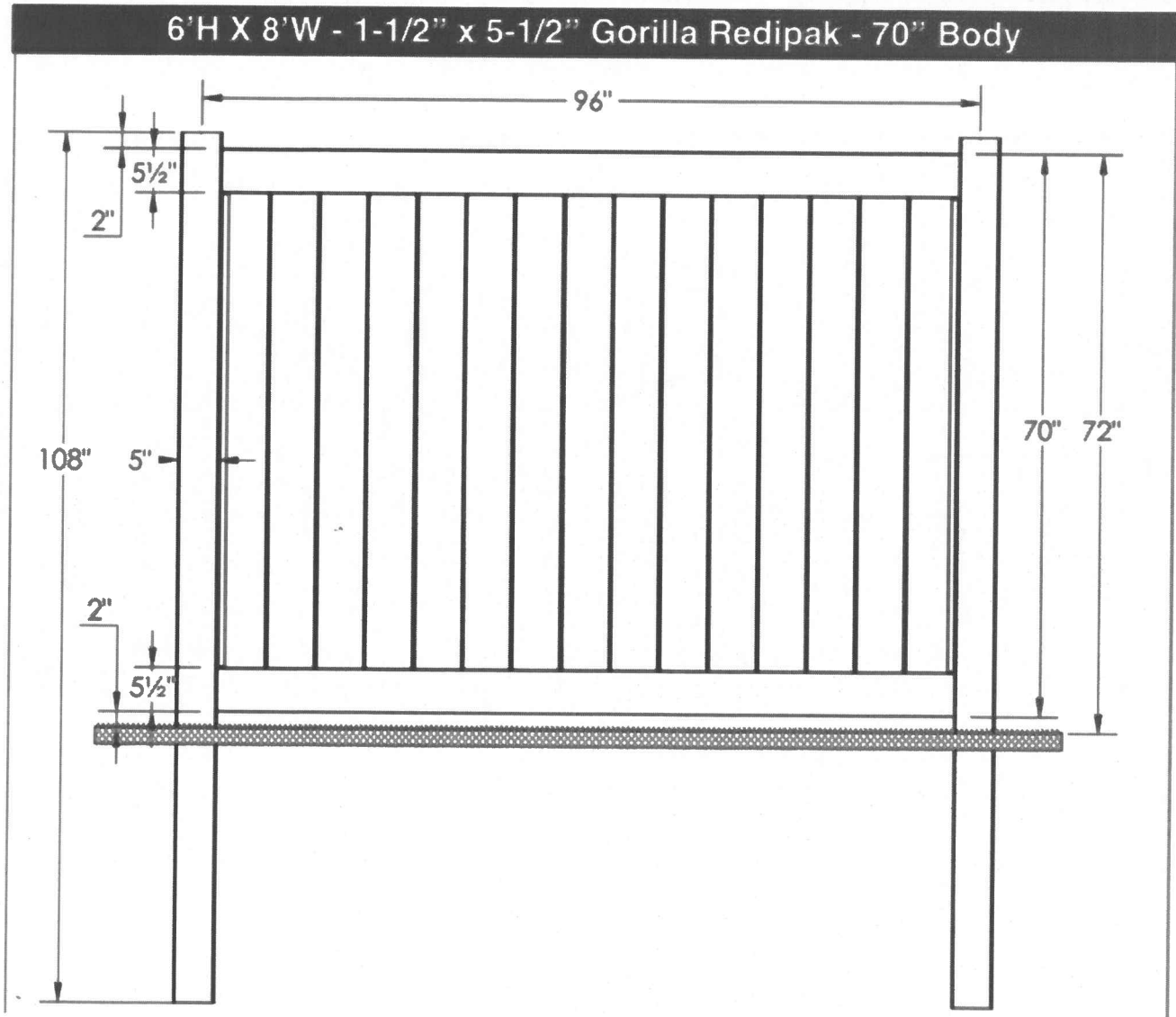
JULIE 811 Completed (Yes/No):

yes

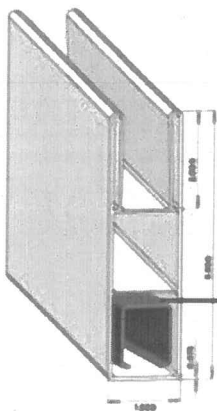
Signature:

[Redacted Signature]

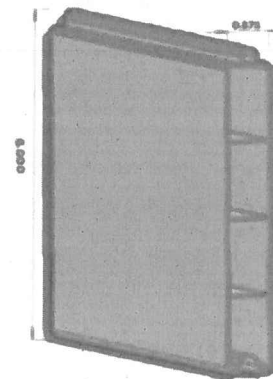
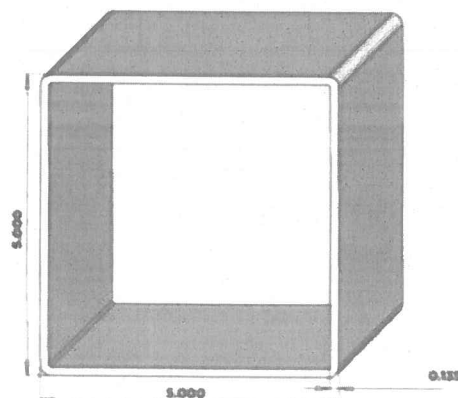
6 FOOT HIGH X 8' WIDE PRIVACY PANELS • WHITE • TAN • ADOBE



Tongue & Groove Privacy



Proper
steel insert
orientation shown
for bottom rail.
Reverse for top rail.





Vinyl Fencing

Buy Direct and Save! We are a factory authorized manufacturer of pre-assembled

Premium Vinyl Fencing



8' Wide Sections

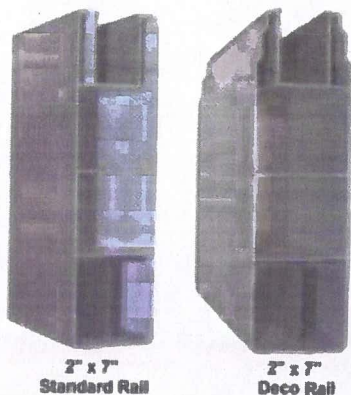


VEKA Inc



White Almond Khaki

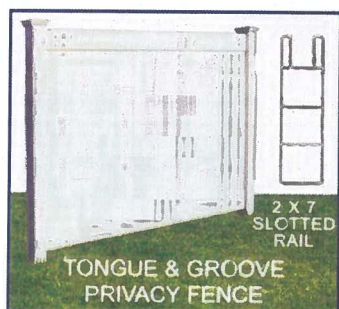
*** PLEASE NOTE: Aluminum Bottom Rail Insert is required on Almond and Khaki panels per VEKA Warranty. It is recommended on 6' & 7' High White Sections.**



**2x7 Rails Available
in Standard or
Deco Style
Same Price**

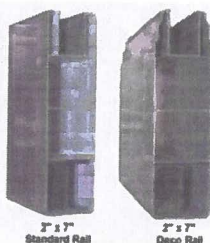


* Panels are not assembled



Top Horizontal - 2" x 7"
Btm Horizontal - 2" x 7"
Slotted
Verticals - 7/8" x 7"
Tongue & Groove
U-Channel - 7/8"

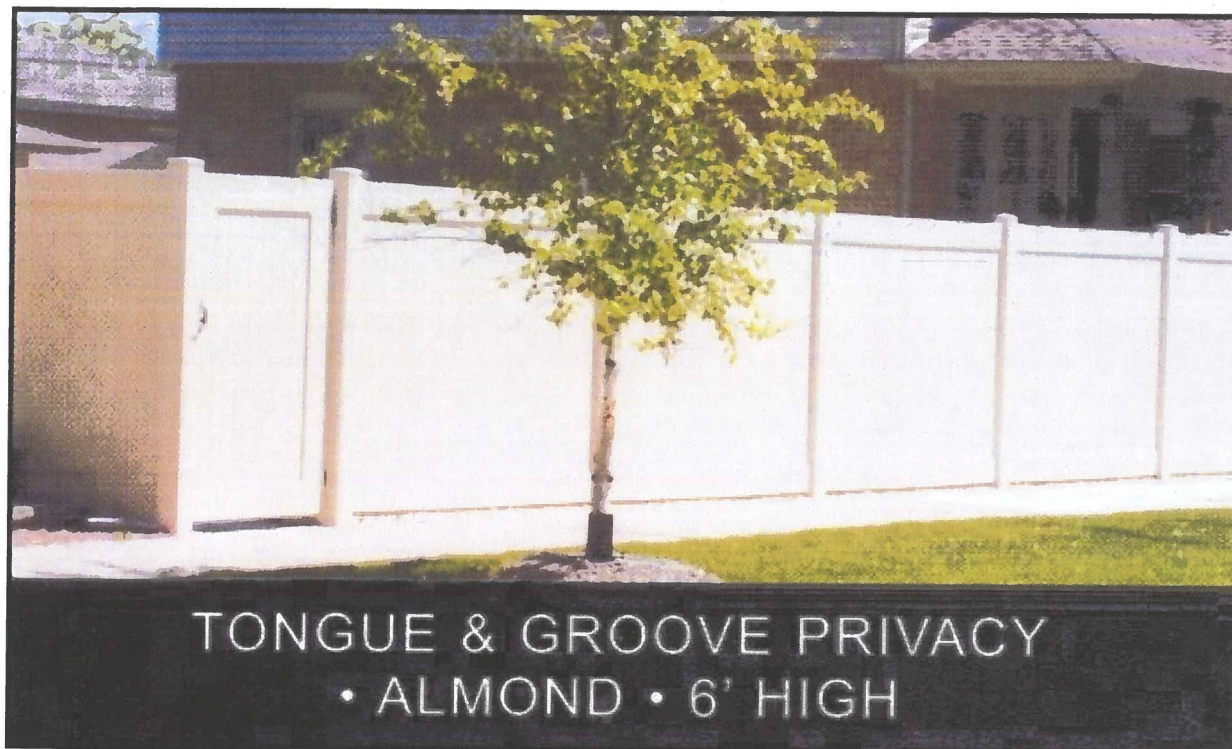
Add \$128.00 for Post
Stiffeners - 4' Hgt
Add \$146.00 - 5' Hgt
Add \$160.00 - 6'/7' Hgt
(Hinge, End and
occasional Line Posts)
Custom-Made
Matching Gate
Pricing Schedule B



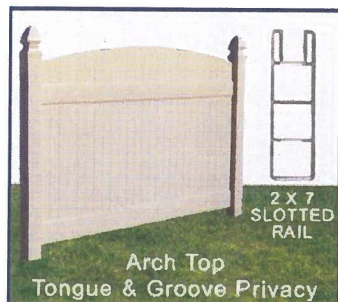
**2x7 Rails Available
in Standard or
Deco Style
Same Price**

Tongue & Groove Privacy					
Color	Description	4' High	5' High	6' High	7' High
White	8' On Center	\$179.88	\$189.88	\$199.88	\$249.88
Almond	8' On Center	\$199.88	\$209.88	\$219.88	\$279.88
Khaki					
Aluminum Bottom Rail Insert Included *					
Posts					
Color	Description	5x5 - 7'	5x5 - 8'	5x5 - 9'	5x5 - 10' *
White	Post	\$39.00	\$39.00	\$44.00	\$59.00
Almond	Post	\$44.00	\$44.00	\$49.00	\$65.00
Khaki					
*10' are Thickwall Posts					

Choice of Post Caps



* Panels are partially assembled



Top Horizontal - 2" x 7"



Arch Top Tongue & Groove Privacy					
Color	Description	4' High	5' High	6' High	7' High
White	8' On Center	\$209.88	\$229.88	\$239.88	\$289.88
Almond	8' On Center	\$229.88	\$249.88	\$259.88	\$319.88
Khaki					
Aluminum Bottom Rail Insert Included *					
Posts					

Btm Horizontal - 2" x 7"
Slotted
Verticals - 7/8" x 7"
Tongue & Groove
U-Channel - 7/8"

Add \$128.00 for Post
Stiffeners - 4' Hgt
Add \$146.00 - 5' Hgt
Add \$160.00 - 6'/7' Hgt
(Hinge, End and
occasional Line Posts)
Custom-Made
Matching Gate
Pricing Schedule B

2x7 Rails
Available
in Standard or
Deco Style
Same Price

Color	Description	5x5 - 7'	5x5 - 8'	5x5 - 9'	5x5 - 10' *
White	Post	\$39.00	\$39.00	\$44.00	\$59.00
Almond	Post	\$44.00	\$44.00	\$49.00	\$65.00
Khaki					
*10' are Thickwall Posts					

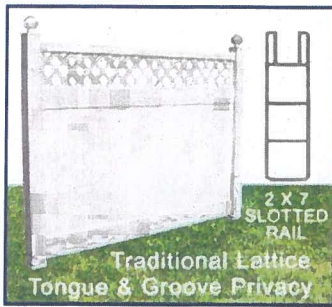
Choice of Post Caps



*** Panels are partially assembled**

Tongue & Groove with Traditional Lattice

Color	Description	5' High	6' High	7' High
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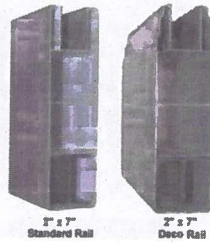
Top Horizontal - 2" x 3-1/2"

Mid Horizontal - 2" x 7" Slotted

Btm Horizontal - 2" x 7" Slotted

**Verticals - 7/8" x 7"
Tongue & Groove
U-Channel - 7/8" |
Lattice**

**Add \$146.00 for Post
Stiffeners - 5' Hgt
Add \$160.00 - 6'/7' Hgt
(Hinge, End and
occasional Line Posts)
Custom-Made
Matching Gate
Pricing Schedule A**



**2x7 Rails
Available
in Standard or
Deco Style
Same Price**

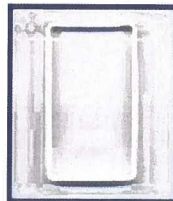
White	8' On Center	\$219.88	\$239.88	\$259.88
Almond	8' On Center	\$239.88	\$259.88	\$289.88
Khaki				
Aluminum Bottom Rail Insert Included *				
Posts				
Color	Description	5x5 - 8'	5x5 - 9'	5x5 - 10' *
White	Post	\$39.00	\$44.00	\$59.00
Almond	Post	\$44.00	\$49.00	\$65.00
Khaki				
*10' are Thickwall Posts				

Choice of Post Caps



4' to 7' High Panels

Vinyl Railing Profiles



**Standard
Whitman**

NEIGHBOR SUPPORT PETITION

Subject Property: 9343 Sutton Pl., Tinley Park, IL

We, the undersigned neighbors and property owners in the vicinity, acknowledge that we have been informed of the proposed fence placement at the above address. The homeowner is requesting a variation from the Village of Tinley Park zoning requirements to allow the fence to be located closer to the sidewalk/property line than typically required. We have no objection to this request and support the homeowner's application for a variation.

Printed Name	Address	Signature	Date
Patricia Spangler	9337 Sutton Pl.	[Redacted]	3/16/26
Walter Smith	9324 175th St	[Redacted]	3/16/26
Dalia Noful	9401 Pheasant Dr	[Redacted]	3/16/26
Steven Cullum	9348 175th St	[Redacted]	3/16/26
OSAMWONGI EHLIG	17700 BAYBERRY LN	[Redacted]	3/16/26
Mike Burton	9349 178th St	[Redacted]	3/16/26

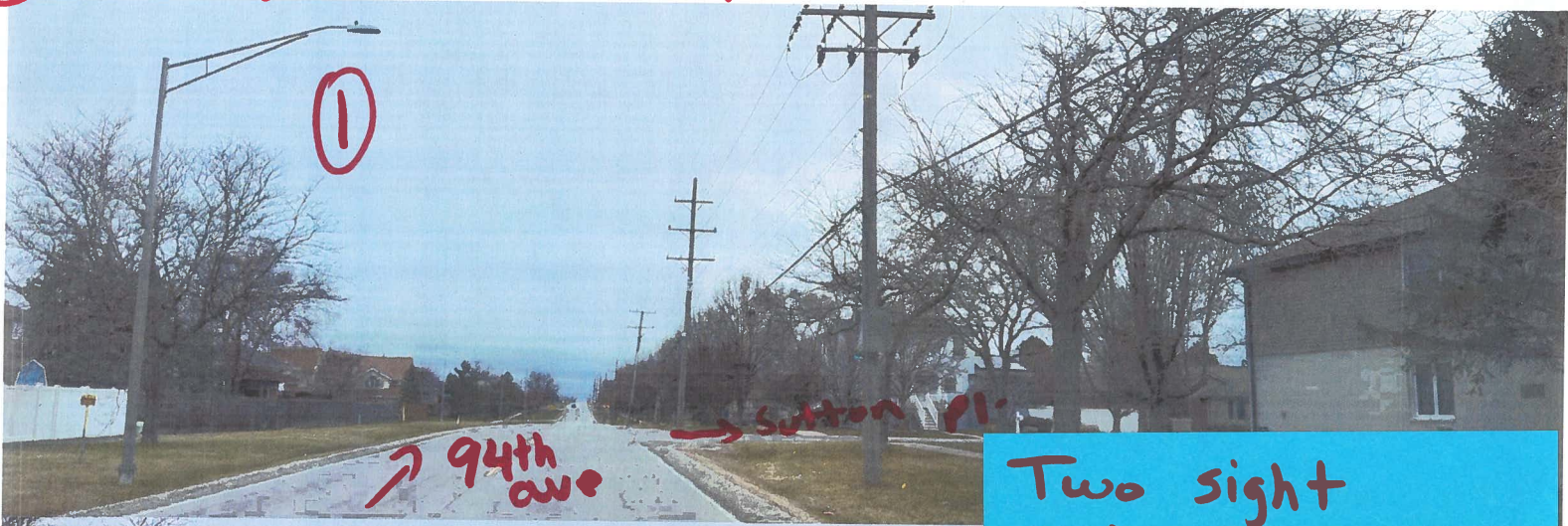
By signing above, each neighbor indicates awareness of and support for the proposed fence placement variation.

View going north on 94th ave by my house

① 104 ft before Sutton Pl

③ When you reach Sutton Pl.

② 70 ft before Sutton Pl.



Fence will not block to view traffic coming to 94th ave from Sutton Pl., its safe.

Car view from Sutton Pl. going to 94th ave.

view from 65ft back



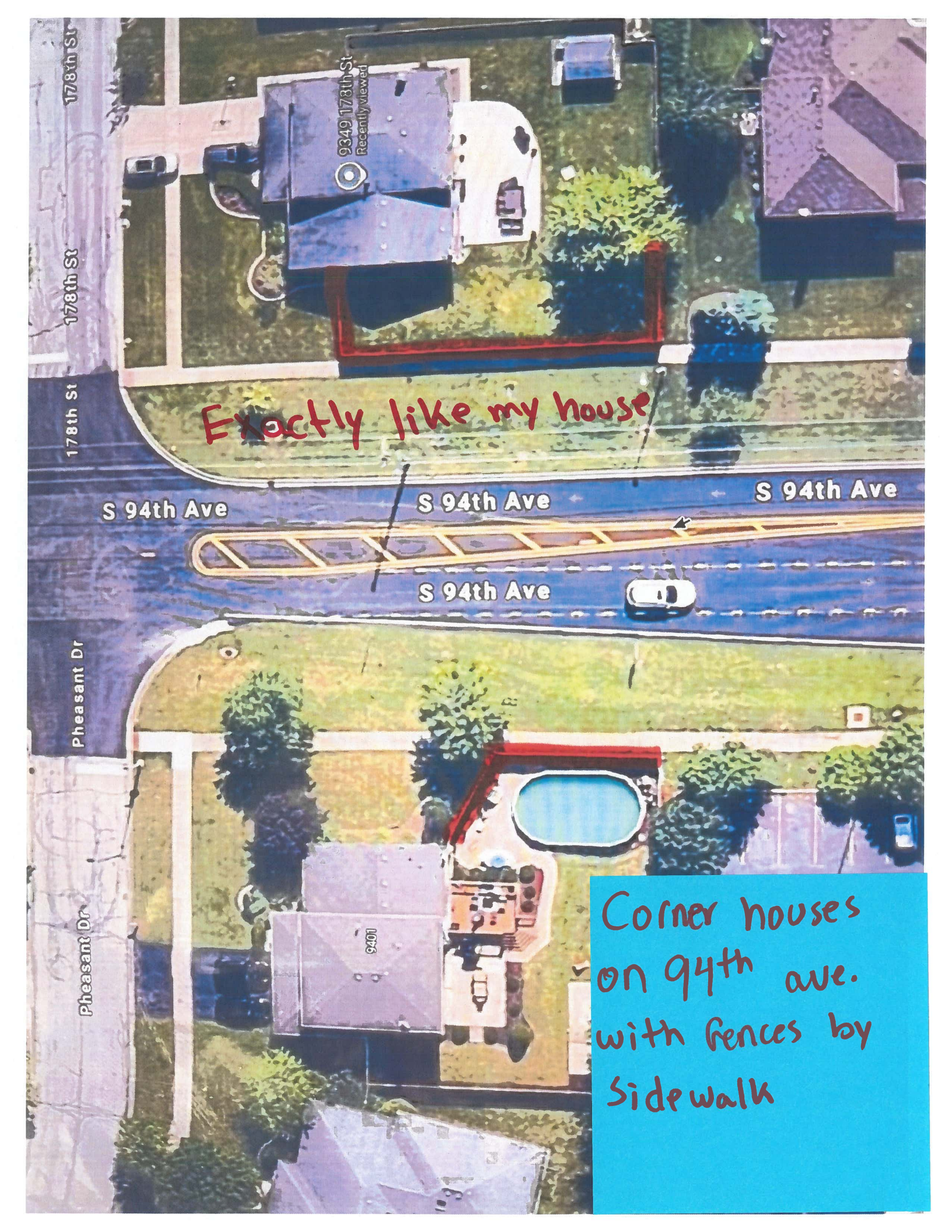
from 37ft back



From 17ft back

At the cross

Fence will not block any view, safe to see traffic.



An aerial photograph of a residential neighborhood. A red rectangle highlights a house at 9349 178th St. A red arrow points from the handwritten text 'Exactly like my house' to this house. Another red arrow points from the same text to a house on the opposite side of S 94th Ave. The map shows streets including 178th St, Pheasant Dr, and S 94th Ave. A swimming pool is visible in the lower half of the image. A blue box in the bottom right corner contains handwritten text.

Exactly like my house

Corner houses
on 94th ave.
with fences by
sidewalk

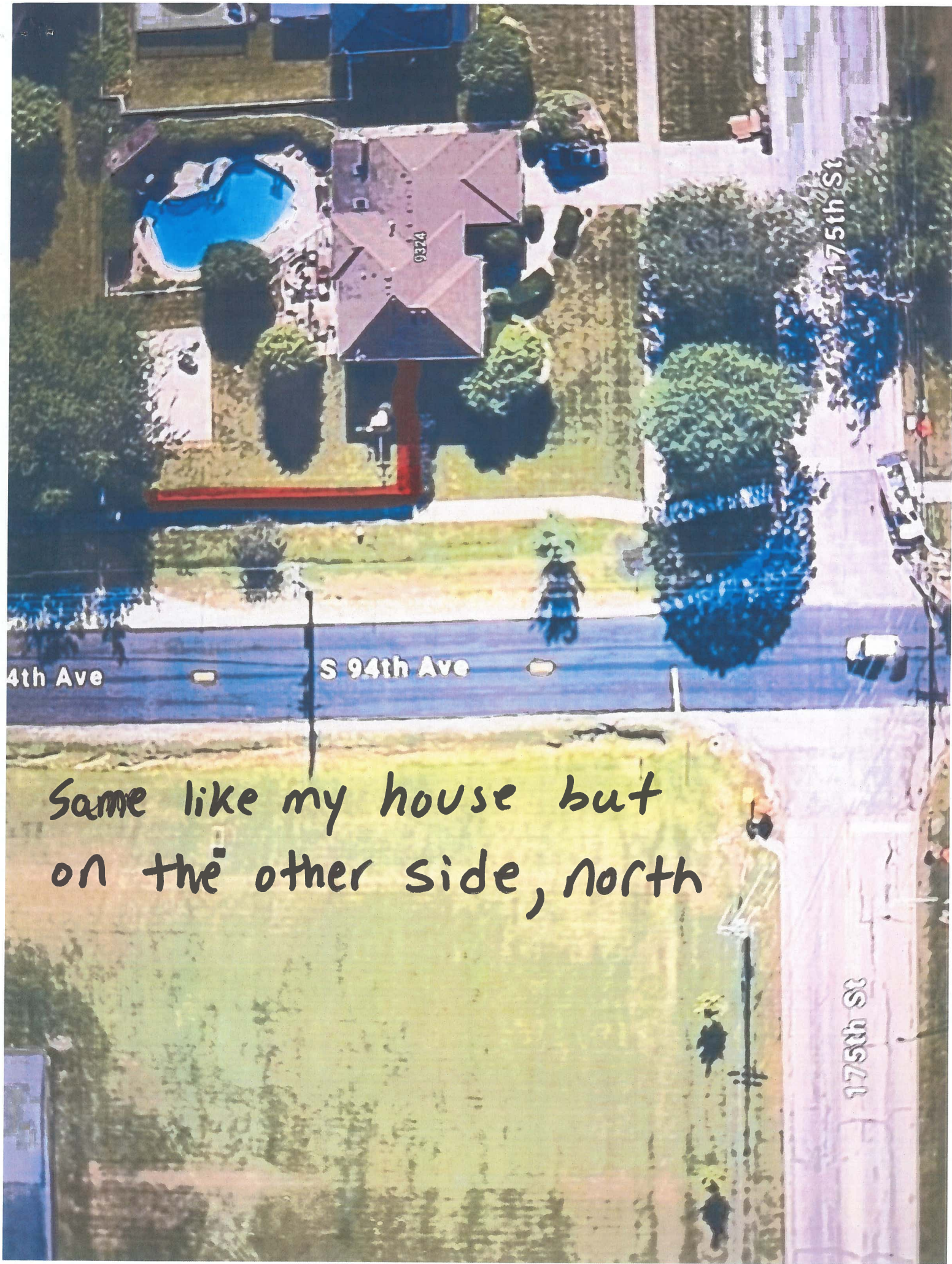
9349 178th st



This house is identical to how my house is located, and he was approved for the variation, I did talk to the owner and he told me to do the process.

9401 Pheasant Dr





Same like my house but
on the other side, north



Same concept of my house but
on north side

Windsor Pkwy

Windsor Pkwy

17639 Peacock Ln
Recently Viewed

17645

17651

S 94th Ave

S 94th Ave

S 94th Ave

S 94th Ave

S 9

Windsor Pkwy

Windsor Pkwy

17639 Peacock Ln

Peacock
LA

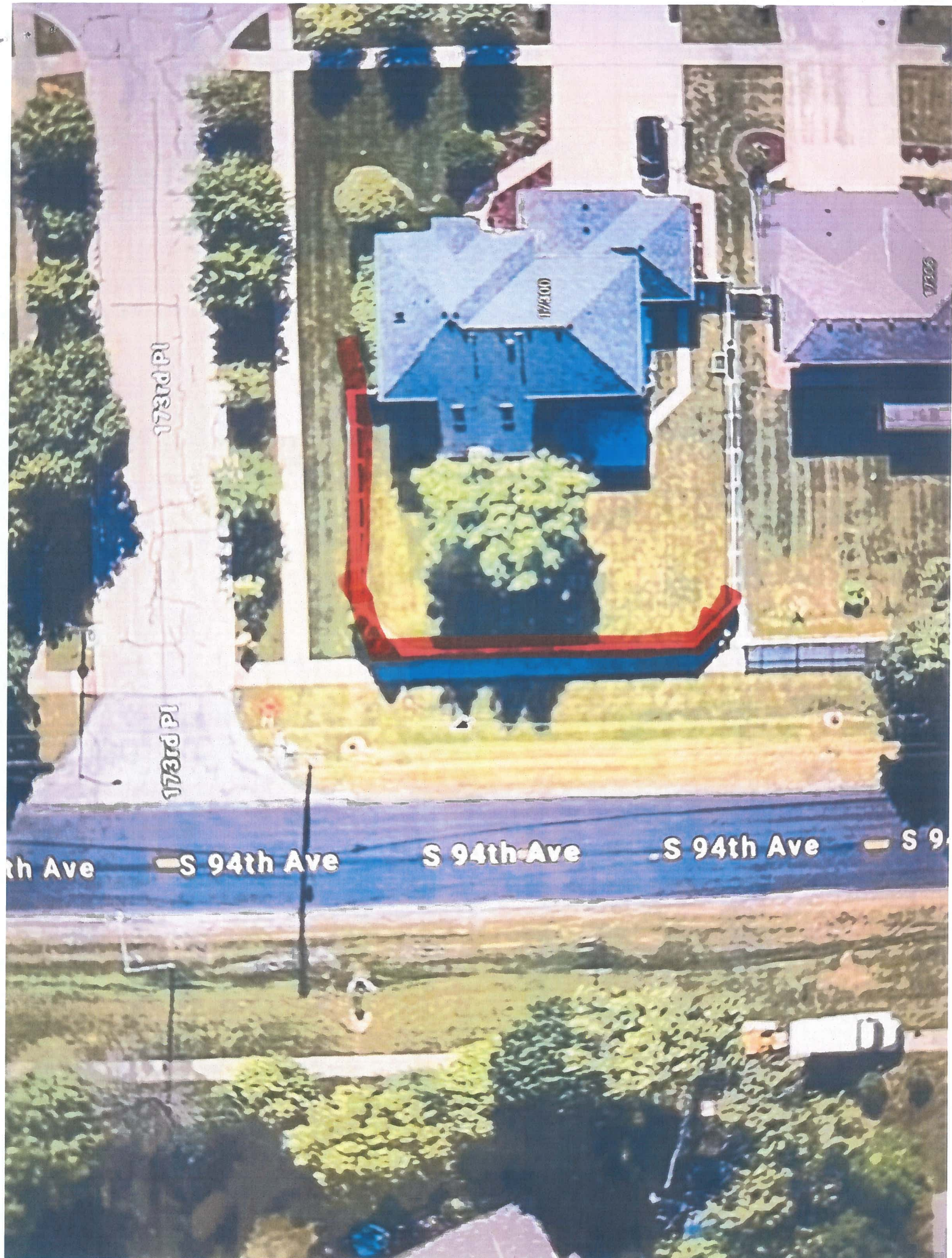


94th
ave



Windsor
pkwy





17300 Brair Dr

←
Brair Drive

94th
ave
→





Pheasant Dr

Pheasant Dr

S 94th Ave

S 94th Ave

S 94th Ave

S 94th

178th St

178th St

9400

9348

9400 Pheasant Dr

Pheasant Dr

94th ave





9348 178th st

← 94th ave

→ 178th st

Traffic Speed and Distance Study

Location: Sutton Place & 178th Street Area

Subject Property: 9343 Sutton Pl

As part of the safety evaluation for the proposed fence variation, a comparative speed and distance analysis was conducted between the subject property (9343 Sutton Pl) and a similar nearby property located at 9349 178th Street.

Distance Analysis:

The measured distance from the center of the intersection at 183rd St and 179th Street is approximately 2,345 ft. Additionally, the distance from 179th Street to the center of 178th Street is approximately 502 ft. These distances were verified using mapping tools and measurement analysis.

Speed Consideration:

Drivers traveling from 183rd St toward 94th Ave and proceeding north will cover a total distance of approximately 2,847 ft (2,345 ft + 502 ft). This provides sufficient distance for vehicles to reach the posted speed limit of 45 mph by the time they approach 178th Street, particularly when the signal light at 179th Street is green.

This condition is comparable to the nearby property at 9349 178th Street, where a fence has already been installed under similar roadway and visibility conditions. Field observations and layout comparisons confirm that safe sight distances are maintained at that location.

Conclusion:

Based on the measured distances, confirmed speed limits, and real-world comparison, the revised proposed fence at 9343 Sutton Place should not create unsafe traffic conditions and maintains adequate visibility for both vehicles and pedestrians.

This analysis supports the conclusion that the revised proposed fence layout should be safe, consistent with nearby approved conditions.



< Measure

Move the map and add points to measure distances and area

Length
503 ft

94th Ave

30ft

stop sign

30ft

178th St

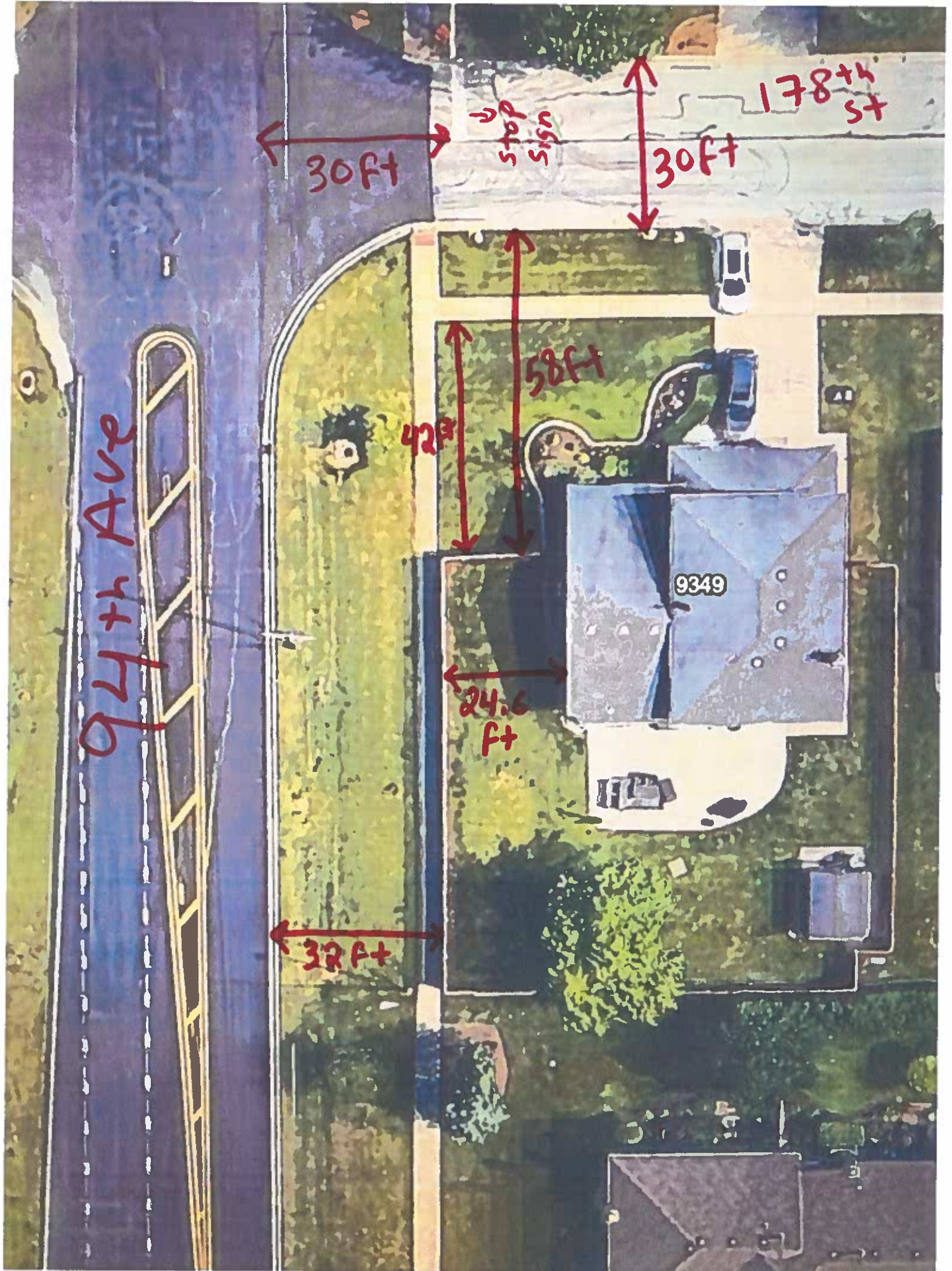
42ft

58ft

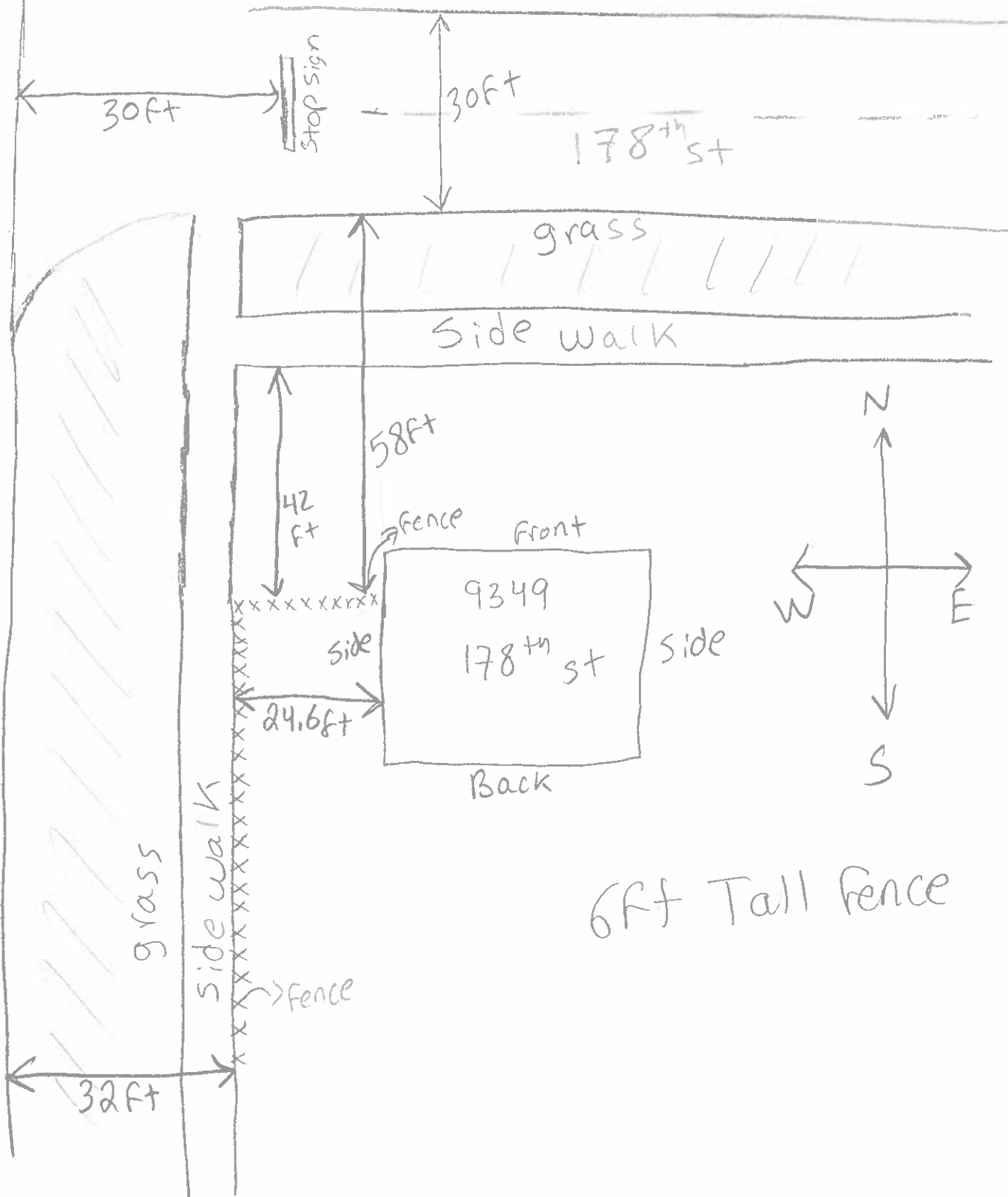
24.6 ft

9349

32ft

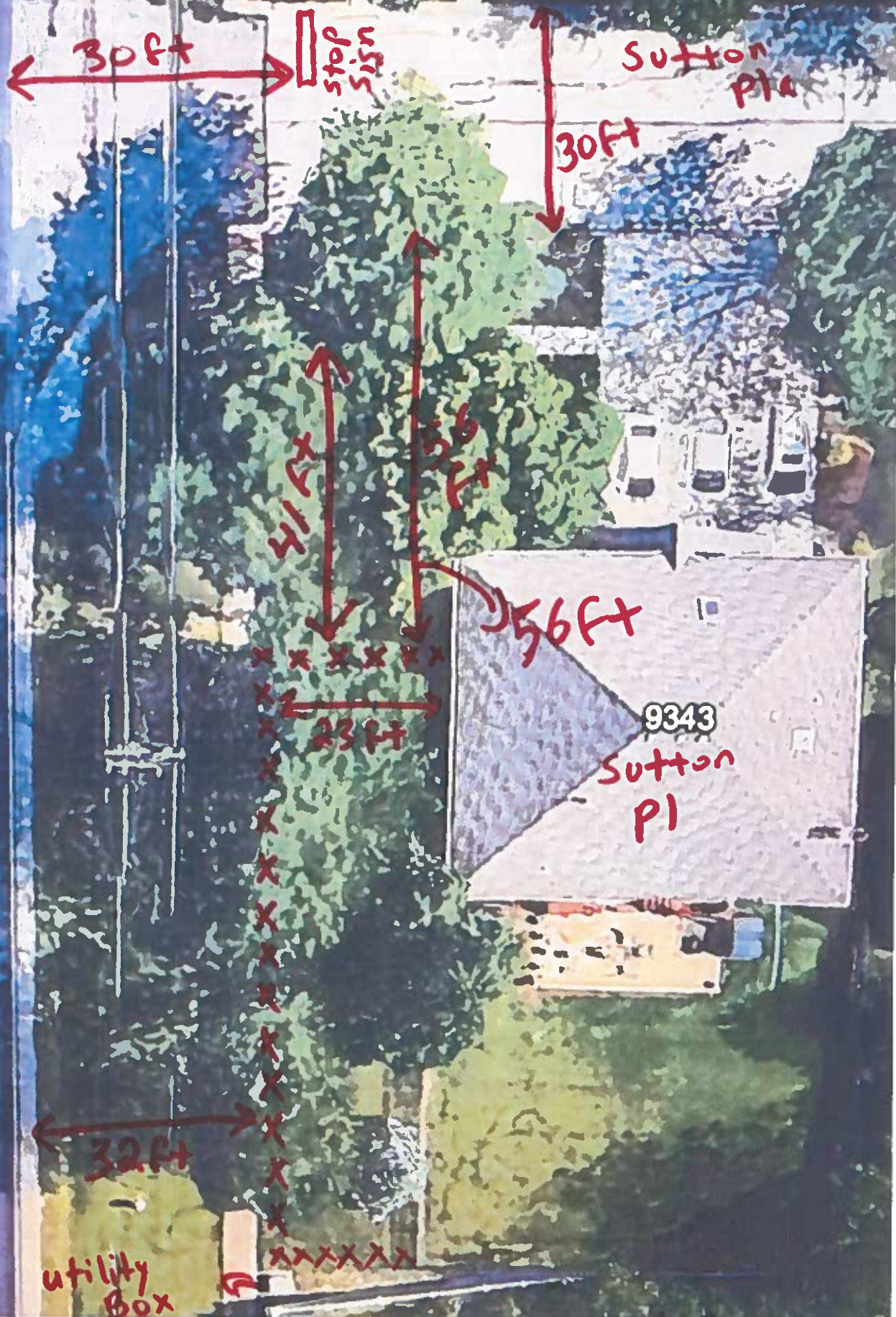


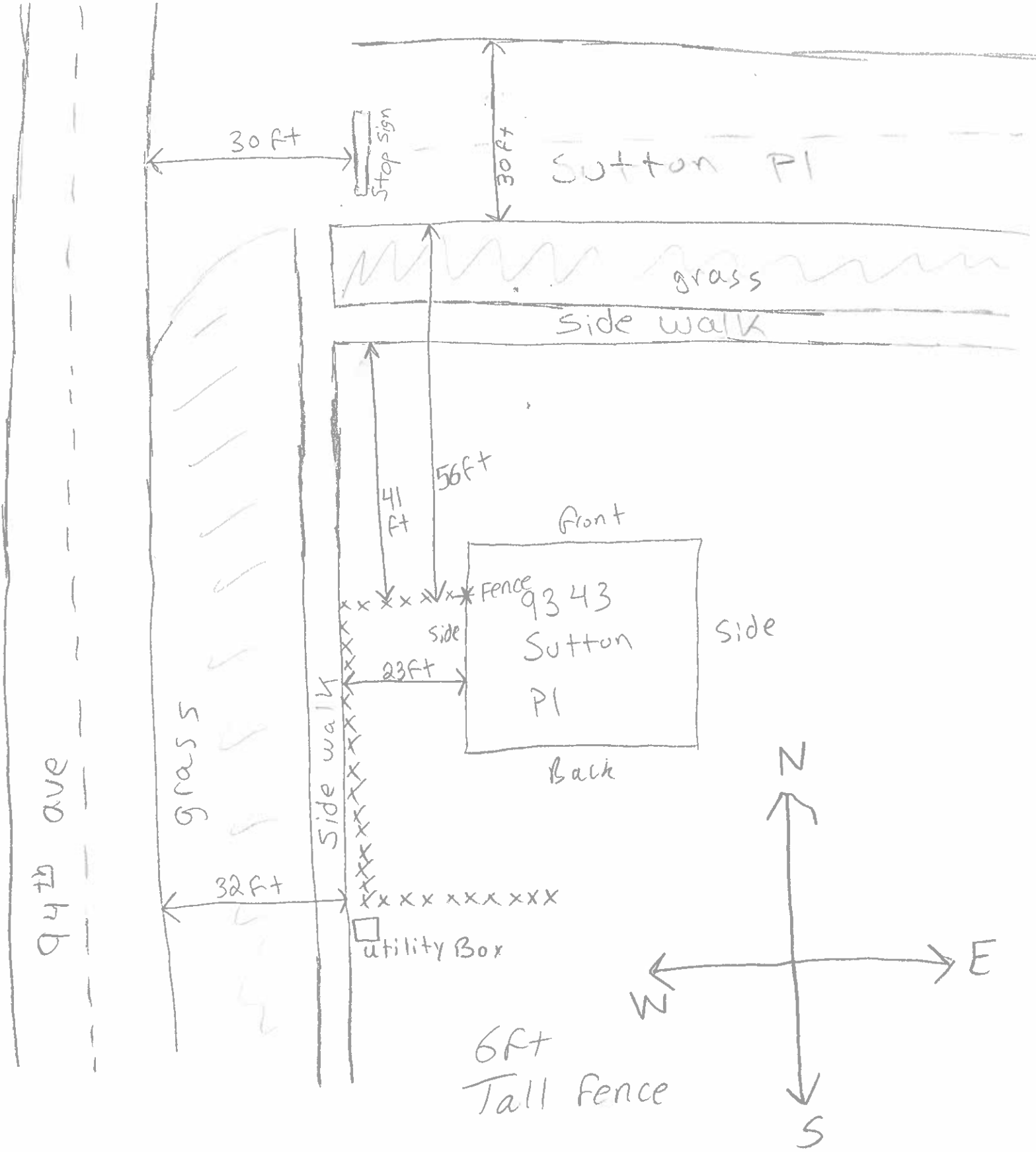
94th ave



94th Ave.

94th Ave







Petitioner

Izzet "Nick" Frenkel &
Michael Villapiano of
N&M Landscaping, LLC

Property Location

8201 183rd St, Ste K

PIN

19-09-02-205-003-0000

Zoning

M-1 PD (General
Manufacturing, Tinley
Crossings Corporate
Center PUD)

Approvals Sought

Special Use for a
Contractor's Office

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

April 16, 2026 –Public Hearing

N&M Landscaping Special Use

8201 183rd Street, Suite K



EXECUTIVE SUMMARY

The Petitioners, Nick Frenkel and Michael Villapiano of N&M Landscaping, LLC, are seeking a Special Use to operate a *Contractor's Office and Shop* in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District. This use is typically permitted by right in the M-1 General Manufacturing Zoning District. However, this property is within the Tinley Crossings Corporate Center Planned Unit Development, which includes land use controls. *Contractor's Offices and Shops* is a Special Use in this a portion of this PUD.

On March 5, 2026, the Plan Commission recommended approval of a Special Use for a *Contractor's Office and Shop* in the same space, Suite K, at 8201 183rd Street for the DT Group. One of the Petitioners, Nick, is the son of the owner of DT Group. Nick and Michael are just starting out as their own company providing landscaping and snow removal services and will share Suite K with the DT Group while they build their business. They will use available space in Suite K for their office and for overnight storage of their equipment.



EXISTING SITE & HISTORY

The subject property is a multi-tenant building within an industrial park. The building, 8201 183rd Street, is currently divided into thirteen spaces. The Petitioner intends to occupy Suite K of the building. The space has three neighboring suites with shared walls. Suite K is currently occupied by DT Group, LLC, a general contractor. DT Group, LLC is owned by Izzet Thomas Frenkel, Nick's father. N&M Landscaping, LLC will share Suite K.

The Tinley Crossings Corporate Center PUD was approved by the Village Board in 1998 by Ord. No. 1998-O-007 to develop a 175-acre industrial park. The PUD was amended in 2024 (Ord. No. 2024-O-014) to create a transitional subarea in the PUD to allow compatible commercial and industrial uses in between the specifically commercial and specifically industrial areas of the PUD.

Notably for this project, this amendment modified the use allowability in the "transitional uses" subarea to require a Special Use for *Contractor's Offices and Shops*, where as this use is permitted by-right in the underlying M-1 Zoning District.

ZONING & NEARBY LAND USES

The subject property is located within the **M-1 General Manufacturing Zoning District**. The property is within the "Transitional Uses" subarea of the **Tinley Crossings Corporate Center PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	stormwater pond
East	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park
South	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park
West	M-1 PD General Manufacturing Tinley Crossings Corporate Center PUD	Industrial Park

The site is surrounded by industrial development in all directions.

PROPOSED USE

The Petitioner is proposing a contractor's office for a landscaping and snow removal company, N&M Landscaping. The Zoning Ordinance does not provide a definition or any use standards for this use. A Special Use for *Contractor's Offices and Shops* in the "transitional uses" subarea in the Tinley Crossings Corporate Center PUD.

The Petitioner's narrative states that the proposed office will be used by two employees and for equipment storage. All tools, equipment, materials, and heavy vehicles will be stored indoors. N&M currently has two trailers and landscaping equipment.

SITE PLAN, ARCHITECTURE, & SIGNAGE

The Petitioner is not proposing any changes to the exterior of the property. The existing ground sign for the building can accommodate a sign panel for the business.

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 proposal will not be detrimental or dangerous.
- 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 be injurious to any neighbors, nor will it 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 proposed use is appropriate within an industrial park.
- 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. There is a large existing parking lot to accommodate staff and customers.
- 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.

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.

MOTION TO CONSIDER

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

Motion (Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD):

"...make a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD to the Petitioners, Izzet "Nick" Frenkel and Michael Villapiano of N&M Landscaping, LLC, at 8201 183rd Street, Suite K in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District, subject to the condition that the Special Use granted to Katarzyna Orzechowski of DT Group, LLC (Ord. No. 2026-O-012) is maintained or the Petitioners take full occupancy of Suite K.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	3/20/2026
2	Addenda	Petitioner	3/20/2026
3	Narrative	Petitioner	3/20/2026
4	Floor Plan	Petitioner	3/20/2026
4	Survey	Petitioner	3/20/2026



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:** Contractor's Office/Shop
- ☐ **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: N & M Landscaping LLC

Project Description: Landscaping Company - General Office

Project Address: 8201 183rd Street, Suite K **Property Index No. (PIN):** 19-09-02-205-003-0000

Zoning District: M-1 **Lot Dimensions & Area:** See Survey

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Hans Boden **Company:** 8201 T Cross LLC

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: Izzet Frenkel Michael Villapiano **Company:** N & M Landscaping LLC

Relation To Project: Owners of N & M Landscaping LLC - New Tenant

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 HARRIET BASIORKA Izzet Frenkel & Michael Villapiano
(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): HANS BODEN

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): HANS BODEN - 8201 T Cross LLC

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Izzet Frenkel / Michael Villapiano / Harriet Basiorka

Date: 3/13/26



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

VILLAGE OF TINLEY PARK, ILLINOIS 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).
- ☐ \$400 Special Use hearing fee.

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.

WILL NOT

- 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.

WILL NOT

- 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.

WILL NOT

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

NO CHANGES TO EXISTING

- 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.

NO CHANGES TO EXISTING

- 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.

WILL CONFORM

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

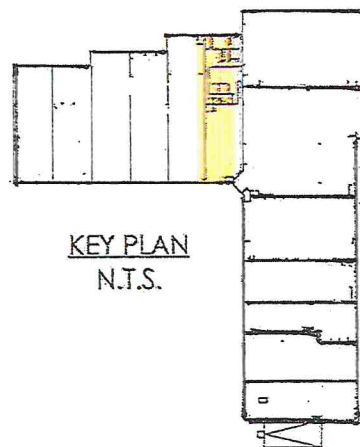
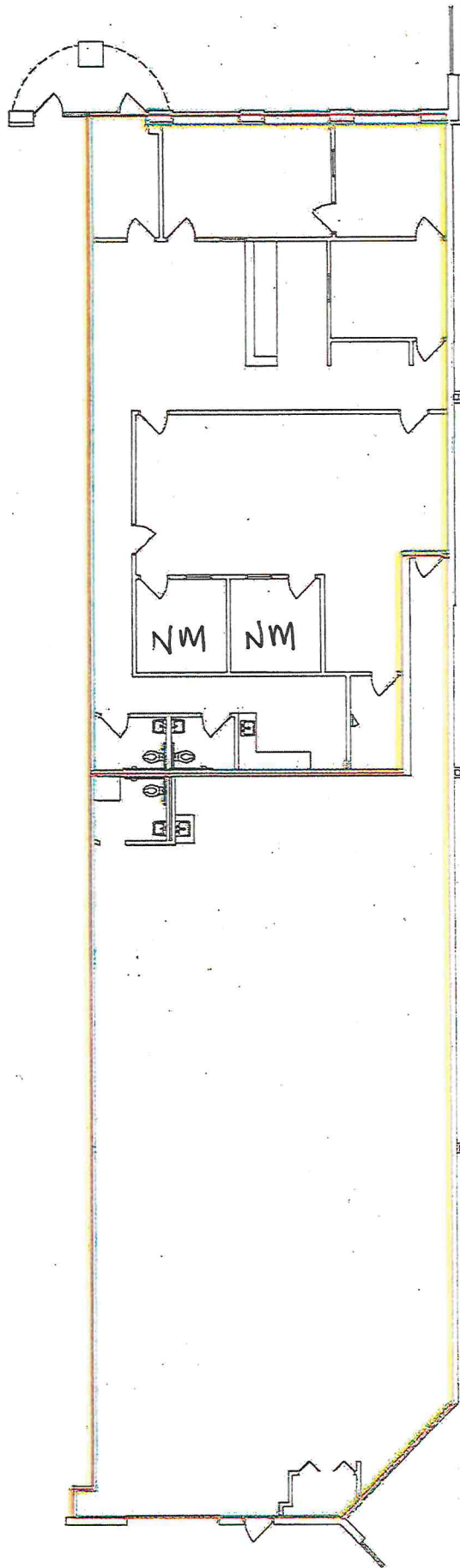
DIRECTLY IF CITIZENS OF TINLEY PARK UTILIZE THE SERVICES OFFERED

N & M Landscaping LLC

- Primary use of facility –
 - General office use, business address, and minimal storage.
 - Two offices will be utilized by N&M for general business operations.
 - This address will serve as the company's main office.
 - No crews will be dispatched from this location.
 - No products or chemicals of any kind will be stored in the warehouse.
 - No deliveries will be made to the premises; all products are delivered directly to clients.
 - The warehouse will be used only for storage of a trailer and small equipment as needed.
 - No vehicles or trailers will be parked outside overnight.
 - Overall use is limited to general office and light warehouse storage.
- Inquiry for special use is being requested because the Village Building Department considers N & M Landscaping LLC, a Contractor's Shop
- Current total employees – 2
- Current website - <https://nmlandscapingllc.com/>
- Company Email – [REDACTED]
- Hours of operation Office:
 - Monday – Friday 9AM – 5PM
- Sufficient parking in place– 3 reserved spots for Suite K.
- Peak number of parking spots total employees/customers – 2 spots
- Max total of occupants in space at any given time – 5
- No changes to existing premises besides new paint and carpet.
- Previous tenant – Universal Management
- Current Property Owner: 8200 T Cross LLC (recorded owner) – JCR Corporation (True Owner)
- Hans Boden and Joan Boden-Capodice as the President of JCR Corporation.
- 8201 is one of three buildings currently located in Tinley Park and owned by JCR Corporation. Others include 18520 81st Avenue and 8200 W 185th Street.
- Other current tenants of 8201 183rd Street include
 - Alert Fire Protection M-F 7AM – 5PM
 - Carey's HVAC M-F 9AM-5PM
 - MVP Fire Systems M-F 7AM-3:30PM
 - Graphicsland M-F 9AM – 5PM
 - Volvo /Mack Academy M-F 9AM – 5PM
 - TNT Extreme Dance M-TH 4PM – 9PM, FRI Closed, SAT 9AM-12PM
 - Allstates Rubber 9AM – 4PM.
 - South Shore Roofing M-F 9AM – 4PM
 - Soundgrowler Brewing Co M-TH 12Pm – 10PM, FRI-SAT 12PM – 11PM, SUN 12PM-7PM
- Site Parking – 362 parking spots (Includes shared parking lot with 8200 W 185th Street)
- Signage – No additional signage will be requested. Existing monument signs at North Entrances will be updated.
- Confirming there are no other site impacts outside tenant space
- Confirming no vehicles will be parked overnight.
- Identify access points onto property – 2 entrances from 183rd Street and 2 entrances from 185th Street.
- Confirming the use will not negatively impact other businesses

Suite K





KEY PLAN
N.T.S.

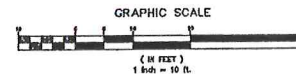
SUITE K
8201 W. 183rd Street
Tinley Park, IL





LOT 20, IN TINLEY CROSSINGS CORPORATE CENTER UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION THEREOF RECORDED OCTOBER 18, 1998 AS DOCUMENT NO. R98-122885, IN WILL COUNTY, ILLINOIS,

PROPERTY CONTAINS:
232,992 SQ. FT. (5.33 ACRES), MORE OR LESS
P.I.N.: 09-02-205-003



NOTES CORRESPONDING TO SCHEDULE B

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJUNCTIONS AND/OR OTHER DOCUMENTS THAT MAY AFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1401 00000024 D1, DATED ON FEBRUARY 28, 2012, AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVE(S).

9. (A) ENFORCEMENT OF THE BUILDING CODE AN EASEMENT AS SHOWN ON PLAT OF SURVEY NO. 19-28-1284 AND DOCK EASEMENT AS SHOWN ON PLAT OF SURVEY NO. 19-28-1285. BOTH DO NOT PLOT OR SHOW ON SURVEY. DOES NOT AFFECT SUBJECT PARCELS. (PLOT NOT LISTED)
10. (A) EASEMENT TO THE VILLAGE OF TRILEY PARK FOR WATER MAIN AND SANITARY SEWER PER PERMIT NO. 19-28-1286. DOES NOT PLOT OR SHOW ON SURVEY. DOES NOT AFFECT SUBJECT PARCELS. (PLOT NOT LISTED)
11. (A) TERMS AND CONDITIONS CONTAINED IN NOTICE OF REQUIREMENT #19-28-1287 FOR BROWN BEVER DETENTION TANK. EASEMENT NO. 19-28-1286-10. PLOT NOTED ON SHOW ON SURVEY. BLANKET IN NATURE.
12. (A) EASEMENT IN FAVOR OF AMERICAN TELEPHONE COMPANY. CABLED TELEPHONE COMPANY. AUTHORIZED BY THE FRANCHISE AND AGREEMENT WITH THE CITY OF CHICAGO. DOES NOT PLOT OR SHOW ON SURVEY. DOES NOT AFFECT SUBJECT PARCELS. (PLOT NOT LISTED)
13. (A) PUBLIC UTILITY AND URBANISE EASEMENT PER DOCUMENT NO. 19-28-1288-10 PLOTTED AND SHOWN ON SURVEY TO THE EXTENT POSSIBLE AND PRACTICAL.
14. (A) COVENANTS AND RESTRICTIONS PER DOCUMENT NO. 19-28-1289 AND AMENDED BY DOCUMENT NO. 19-28-1289-10 AND DOCUMENT NO. 19-28-1289-11. DOES NOT PLOT OR SHOW ON SURVEY. BLANKET IN NATURE.

PARKING SPACES:
REGULAR PARKING SPACES = 14
HANDICAP PARKING SPACES = 11

TOTAL PARKING SPACES = 151

NOTES:

- NOTES:
1. DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS BASED UPON THE GROUND SURFACE OF THE FIELD CROSSING COMPANIES CENTER UNIT 1.
2. FIELD WORK FOR CORRECTION TO THIS SURVEY AND THE CURRENT CORRECTION COMPANIES CENTER UNIT 2.
3. RECORDED PLAT DOCUMENT NO. 102-74107.
4. THIS FIRST SPECIAL SERVICE CORRECTION TO THE CURRENT RECORDED MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
5. FIELD WORK AND PLAT REPRESENT EXISTING CONDITIONS AS OF 2/20/01. (12"x24" OF BOUNDARY COVERS)
6. INFORMATION ON SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1463 DOWNGRAPH 01 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2010.
7. ZONING CLASSIFICATION: M-1 (GENERAL MANUFACTURING - PLANNED DEVELOPMENT)
8. EASEMENTS (M-1) FRONT YARD - 50 FT.
REAR YARD - 50 FT.
SIDE YARD - 55 FT. (50 FT. TOTAL OF 2)

STATE OF ILLINOIS } 55

TO: Chicago Title Insurance Company, its successors and/or assigns;
Fidelity National Title Insurance Company, its successors and/or assigns;
SVN Management, Inc., a California Corporation
4700 - 6001 TURKEY CROISSANTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
AMERICAN EIGHTY HOLDINGS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
FRANK P. KAVANAGH and SUSAN M. KAVANAGH, AS TRUSTEES, AND NOT INDIVIDUALLY, OF THE
BET TRUST, DATED MARCH 11, 1999, AS AMENDED AND REBATED.

8160999 WILLIAMS GROUP LEISER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY;
This is to certify that this map or plot and the survey on which it is based were made in accordance with the
"Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by
ALTA and NPS in 2005, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) and 13 of Table A thereof. Pursuant to
the Accuracy Standards as adopted by ALTA and NPS, I am and in effect on the date of this certification, am signed
hereby to certify that in my professional opinion, as a land surveyor registered in the State of Florida, the maximum
Relative Horizontal Accuracy of this survey does not exceed that which is specified therein.

Dated _____ A.D. 2011

JOSEPH A. SCHMIDT & ASSOCIATES (181-001172)

Dr. _____
Monterio G. Escalero
Florida Professional Land Surveyor No. 9148 (exp. 11-30-1

ALTA/ACSM LAND TITLE SURVEY

LOT 20 IN TINLEY CROSSINGS CORPORATE CENTER, UNIT 1

TINLEY PARK, IL

Date: 2-04-2011
Scale: 1" = 50'
Disk No.: 95-078 LOT2
Drawn: JCC/JAR
Checked: MGS
Sheet:
1 OF 1
Project No.:
9576-120

LEGEND

①	SANITARY SEWER MANHOLE
②	WATER VALVE IN VAULT
③	WATER VALVE
④	FIRE HYDRANT
⑤	STORM SEWER INLET
⑥	STORM SEWER MANHOLE
⑦	POWER POLE
⑧	TRANSFORMER BOX PAD
⑨	LIGHT
⑩	TELEPHONE BOX / PAD
⑪	GAS VALVE
⑫	ELECTRIC MANHOLE
⑬	TELEPHONE MANHOLE
⑭	SIGN
--- U ---	UNDERGROUND
⑮	REFLECTOR PAVING SPACE
⑯	MANHOLE PAVING SPACE
⑰	NOTES CONTINUED ON SHEET NO. 2

EXPERIMENT NOTES:

A 15 foot Public Utility and Drivage Easement is reserved across the rear of all lots, unless otherwise shown.

A 7.5 foot Public Utility and Drivage Easement is reserved along the side front of all lots, unless otherwise shown.

A 10 foot Public Utility and Drivage Easement is reserved across the street frontage of all lots.

All easement rights stated above shall run to the Com Ed Electric Company, Amstar Telephone Company, Hi-Car Co, Authorized Cable TV Company, and the public utility providing natural gas, and alarm siren services.

UTILITY AND DRAINAGE EASEMENT PROVISIONS

[illegible]

Easements are reserved for and granted to the Village of Tuley Park and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire property, including building sites, for ingress, egress, and the performance of municipal and other governmental services including water, storm, and sanitary sewer service and maintenance.

CONTACT JULIE AT 811 OR 800-892-0123

WITH THE FOLLOWING INFORMATION:

CC4JNTY-NAME YLL

CITY/TOWNSHIP TRILEY PARK / FRANKFORT

Know what's below: 48 HOURS (2 working days) BEFORE YOU DIG.
Call before you dig.

[illegible]

FLOOD NOTE:
By graphic plotting only, this property is in zone "X" unshaded of the Flood Insurance Rate Map, Community Panel No. 17191C0212 F which bears an effective date of November 6, 2000 which is area determined to be outside 500-year floodplains. A portion of this property is in zone "A" shaded of the Flood Insurance Rate Map which new area determined to be special Flood Insurance mandated by 100-year flood.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



Petitioner

Joe Rueck of Volt LLC dba
(Volt Home Pros)

Property Location

18521 Spring Creek Drive
Suite D

PIN

19-09-10-203-001-0000

Zoning

ORI PD (Office and
Restricted Industrial,
North Creek Business
Park PUD)

Approvals Sought

Special Use for a
Contractor's Office

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

April 16, 2026 –Public Hearing

Volt Home Pros Special Use

18521 Spring Creek Drive Suite D



EXECUTIVE SUMMARY

The Petitioner, Joe Rueck of Volt LLC (dba Volt Home Pros), is requesting a Special Use to operate a *Contractor's Office and Shop* in the ORI PD (Office and Restricted Industrial, North Creek Business Park PUD) Zoning District at 18521 Spring Creek Drive, Suite D. No changes to the building or site are proposed.

Volt Home Pros is an electrical contractor specializing in solar panel and EV charger installation.



EXISTING SITE & HISTORY

The subject property is two-level 18,000 square foot multi-tenant building within an established industrial park. The building, 18521 Spring Creek Drive, is currently divided into ten suites, each of which has a garage space with an overhead door. The Petitioner leased Suite D in the building, which shares walls with three other tenants.

The Petitioner moved into and began operating from the space last year. During a recent data cleanup effort, Community Development Department staff identified that a Change of Use for the business was never closed out and discovered that Volt Home Pros was already operating at the subject property. Department staff contacted the Petitioner to notify him that he must request a Special Use to continue operating at the subject property, and he promptly submitted an application.

The subject property is within the North Creek Business Center Planned Unit Development, which was approved in 1991 by Ordinance No. 91-O-083.

ZONING & NEARBY LAND USES

The subject property is located within the **ORI Office and Restricted Industrial Zoning District**. The property is within the **North Creek Business Center PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	ORI PD Office and Restricted Industrial North Creek Business Center PUD	Industrial Park
East	ORI PD Office and Restricted Industrial North Creek Business Center PUD	Industrial Park
South	ORI PD Office and Restricted Industrial North Creek Business Center PUD	Industrial Park
West	ORI PD Office and Restricted Industrial North Creek Business Center PUD	Industrial Park

The site is surrounded by industrial development in all directions.

PROPOSED USE

The Petitioner is proposing a contractor's office for an electrical contractor specializing in solar panel and electric vehicle charger installation. This use is classified as *Contractor's Office and Shop* in the Zoning Ordinance, though no definition or use standards are provided. A Special Use for *Contractor's Office and Shop* is required in the ORI Office and Restricted Industrial Zoning District.

The Petitioner's narrative states that the business employs fifteen people, and that the office operates during typical business hours. The shop space is used for storing tools, materials, and equipment—all tools, materials, and equipment are stored indoors. Volt Home Pros parks its light vehicles outdoors overnight.

SITE PLAN, ARCHITECTURE, & SIGNAGE

The Petitioner is not proposing any changes to the exterior of the property. The existing ground sign for the building can accommodate a sign panel for the business.

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 proposal will not be detrimental or dangerous.
- 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 be injurious to any neighbors, nor will it 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 proposed use is appropriate within an industrial park.
- 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. There is a large existing parking lot to accommodate staff.
- 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 contribute to the economic development of the community by supporting local business activity, providing services to residents, and generating economic activity within the Village. The use will also support local employment and contribute to the local tax base.

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.

MOTION TO CONSIDER

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

Motion (Special Use for a Contractor's Office and Shop in the North Creek Business Center PUD):

"...make a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the North Creek Business Center PUD to the Petitioner, Joe Rueck of Volt LLC (dba Volt Home Pros), at 18521 Spring Creek Drive Suite D in the ORI PD (Office and Restricted Industrial, North Creek Business Center PUD) Zoning District."

LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
1	Application	Petitioner	3/3/2026
2	Addenda	Petitioner	3/12/2026
3	Narrative	Petitioner	3/12/2026
4	Floor Plan	Petitioner	3/4/2026
5	Site Plan	Petitioner	3/4/2026



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:** Contractor? _____

☐ **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: Volt LLC

Project Description: Lease Office Unit

Project Address: 18521 Spring Creek Dr Suite D **Property Index No. (PIN):** 19-09-01-203-001-0000

Zoning District: ORI **Lot Dimensions & Area:** _____

Estimated Project Cost: \$ \$0

OWNER OF RECORD INFORMATION

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

Name of Owner: Mike Bulow **Company:** SC Property LLC

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: Joe Rueck **Company:** Volt Home Pros

Relation To Project: Tenant- UNIT D

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 Joe Rueck (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): Michael Bulow (SC PROPERTIES LLC)

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): Michael Bulow (SC PROPERTIES)

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Joseph Rueck

Date: 3/3/2026

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

To Whom It May Concern,

A.

The proposed Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation will comply with all applicable Village of Tinley Park ordinances, building codes, safety regulations, and licensing requirements. The business will operate in a professional manner with appropriate safety practices and will not create hazardous conditions for the public or surrounding properties.

B.

The proposed Special Use will not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it diminish property values. The use is consistent with other commercial and service-related uses in the area and will operate within normal business hours with minimal noise, traffic, or visual impact on neighboring properties.

C.

The establishment of the Special Use will not impede the normal and orderly development of surrounding properties. The proposed use is compatible with the existing zoning district and surrounding land uses and will not interfere with the future development or improvement of nearby properties for permitted uses.

D.

Adequate utilities, access roads, drainage, and other necessary facilities currently exist or will be provided as required. The property is served by existing public infrastructure and utilities sufficient to support the proposed use in compliance with Village requirements.

E.

Adequate measures will be taken to provide safe ingress and egress to the property. The

existing access points and surrounding roadways are sufficient to accommodate anticipated traffic associated with the proposed use without causing congestion on public streets.

F.

The Special Use will conform to all applicable regulations of the zoning district in which it is located, except for any modifications that may be approved by the Village Board upon recommendation of the Plan Commission. The petitioner intends to comply with all applicable zoning, building, and operational requirements.

G.

The proposed Special Use will contribute to the economic development of the community by supporting local business activity, providing services to residents, and generating economic activity within the Village. The use will also support local employment and contribute to the local tax base.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Joe Rueck
CEO, Volt LLC



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

To Whom It May Concern,

My name is Joe Rueck, CEO of Volt LLC. I am submitting this letter to provide a project narrative describing the proposed use of the property as part of our application with the Village of Tinley Park.

Volt LLC is a licensed electrical and solar contracting company that provides residential and commercial solar and electrical services. Our company currently employs approximately 15 employees. The proposed location will primarily be used for administrative and office functions for our team, including project management, scheduling, and general business operations.

The office will operate during normal business hours, Monday through Friday from 9:00 AM to 5:00 PM. Employees may occasionally utilize the space between approximately 3:00 PM and 6:00 PM as they return from job sites or coordinate work activities for the following day.

A small portion of the garage space will be used to store limited electrical materials and small supplies necessary for our operations. The remainder of the building will be used for office and administrative purposes. There will be no manufacturing, heavy equipment storage, or high-traffic commercial activity associated with the use.

At this time, Volt LLC is not proposing any structural changes, exterior modifications, zoning variations, or site plan changes to the property. The space will be used largely as it currently exists.

Our goal is to operate a quiet administrative office that supports our field operations while remaining fully compliant with all Village regulations and zoning requirements.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Joe Rueck
CEO, Volt LLC





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

PROJECT DATA

LOT AREA (LOT 13):	1.9 ACRES
BUILDING AREA:	
CORRIDOR AREA:	±1,020 S.F.
UNIT A thru H:	
OFFICE AREA:	±250 S.F.
WAREHOUSE AREA:	±1,464 S.F.
TOTAL:	±1,714 S.F.
UNIT I & J:	
OFFICE AREA:	±250 S.F.
WAREHOUSE AREA:	±1,297 S.F.
TOTAL:	±1,547 S.F.
TOTAL AREA:	±17,725 S.F.
REQUIRED PARKING:	
OFFICE (1/250 s.f.):	10 STALLS
WAREHOUSE (1/2 empl.):	16 STALLS
TOTAL:	26 STALLS
PROVIDED PARKING:	
STANDARD	64 STALLS
HANDICAPPED	6 STALLS
TOTAL	70 STALLS



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40' 60'



NORTH

arete' 3 ltd
design group

18645 South West Creek Drive
Tinley Park, Illinois 60477
708-342-1250 ph.
708-342-1240 fx.
arete3.com

PROPOSED

WAREHOUSE

FACILITY

LOT # 13
NORTH CREEK
BUSINESS
CENTER

TINLEY PARK, IL

DESIGN BUILDER:

E. Anthony, Inc.
Complete Construction Services
16553 S. Oak park Avenue
Tinley Park, Illinois 60477
Phone: (708) 802-8230
Fax: (708) 802-8233

SP-1

JOB #03104
05.21.03

SCALE: 1" = 20'-0"

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