

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Regular Meeting of the President and Village Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, April 7, 2026, beginning at 6:00 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEM #1

SUBJECT:

CONSIDER APPROVAL OF AGENDA

ACTION:

Discussion - **Consider approval of agenda as written or amended.**

COMMENTS:

ITEM #2

SUBJECT:

CONSIDER APPROVAL OF MINUTES OF THE REGULAR VILLAGE BOARD MEETING HELD ON MARCH 3, 2026.

ACTION:

Discussion: **Consider approval of minutes as written or amended.**

COMMENTS:

ITEM #3

SUBJECT:

CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER ADOPTING RESOLUTION 2026-R-031 APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND ROBINSON ENGINEERING, LTD FOR THE BECHSTEIN PARKING LOT IMPROVEMENTS - ADDITIONAL ENGINEERING SERVICES IN THE NOT TO EXCEED AMOUNT OF \$80,000.
- B. CONSIDER ADOPTING RESOLUTION 2026-R-032 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND AXON ENTERPRISES, INC. FOR THE PURCHASE OF TASERS AND RELATED HARDWARE NOT TO EXCEED \$42,100.
- C. CONSIDER ADOPTING ORDINANCE 2026-O-018 AUTHORIZING CONSENT TO COLLATERAL ASSIGNMENT OF FIRST AMENDMENT AND RESTATEMENT OF DEVELOPMENT AGREEMENT, AND TIF NOTE BETWEEN THE VILLAGE OF TINLEY PARK, TINLEY PARK MAIN STREET LLC, WEST POINT AT HARMONY SQUARE LLC.
- D. CONSIDER REQUEST FROM THE ILLINOIS STATE COUNCIL OF SHRM TO CONDUCT A RAFFLE FROM APRIL 30, 2026, THROUGH MAY 1, 2026, WITH THE WINNER BEING DRAWN MAY 1, 2026, AT THE TINLEY PARK CONVENTION CENTER, 18451 CONVENTION CENTER DRIVE.
- E. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$5,505,165.92 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MARCH 6, 13, 20, 27, 2026, AND APRIL 3, 2026.

ACTION:

Discussion: **Consider approval of consent agenda items.**

COMMENTS:

ITEM #4

SUBJECT: RECEIVE PRESENTATION OF THE TINLEY PARK BUSINESS SPOTLIGHT-- NICKS EMBROIDERY AND WALK YOUR PLANS - **President Glotz**
Clerk O'Connor

ACTION: 1. Nick's Embroidery is a custom apparel and promotional products shop, located at 18520 81st Ave. It specializes in embroidery, screen, and heat press services.

2. Walk your Plans, located at 8150 185th St, Suite L, is an immersive design studio that uses high-resolution projection technology to display floor plans at a 1:1 scale. This life-sized experience allows you to physically walk through your home, office, or commercial layout before construction begins, to validate dimensions and flow.

COMMENTS: _____

ITEM #5

SUBJECT: RECEIVE PRESENTATION OF THE 2026 IRISH PARADE VIDEO - **President Glotz**

ACTION: On March 8th the Village of Tinley Park presented its Irish Parade. More than 30,000 people flocked Downtown Tinley to watch more than 80 floats, performance groups, bagpipers, and more march down Oak Park Avenue.

COMMENTS: _____

ITEM #6

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-029 DESIGNATING APRIL 12 TO APRIL 18, 2026, AS NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK IN THE VILLAGE OF TINLEY PARK - **Trustee Mueller**

ACTION: National Public Safety Telecommunicators Week is a time to recognize and honor the dedicated men and women who serve as the critical first point of contact during emergencies. Telecommunicators work behind the scenes answering 9-1-1 calls, dispatching police, fire and EMS resources and providing life-saving instructions to callers in crisis. The Telecommunicators of the Tinley Park 9-1-1 Center remain calm under pressure, gather vital information and coordinate emergency response and play a crucial role in public safety. Often unseen and unheard by the public, Telecommunicators are the vital link between the community and emergency services. This week serves as an opportunity to acknowledge their professionalism, commitment and the essential role they play in protecting lives and property every day. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #7

SUBJECT: CONSIDER APPOINTING ANTHONY DAMIANI TO THE POSITION OF DIESEL MECHANIC - **President Glotz**

ACTION: Anthony has over 10 years of experience working on a variety of diesel and gasoline engines, diagnosing and repairing heavy-duty drive trains, air brakes, hydraulics and electrical systems, and performing preventative maintenance. **Consider appointing Anthony Damiani to the position of Diesel Mechanic effective April 8, 2026.**

COMMENTS: _____

ITEM #8

SUBJECT: CONSIDER APPOINTING JAMES JAROLIMEK TO THE POSITION OF PROPERTY & EVIDENCE CUSTODIAN - **President Glotz**

ACTION: James has over 32 years of law enforcement experience, including 11 years serving as Evidence Custodian at a local municipal police department. Over the tenure of his career, James has served in both law enforcement operational and leadership roles and understands the importance of what evidence means to a case. **Consider appointing James Jarolimek to the position of Property & Evidence Custodian effective April 8, 2026.**

COMMENTS: _____

ITEM #9

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-013 APPROVING COLLATERALIZED DEPOSIT AGREEMENT WITH HEARTLAND BANK AND TRUST COMPANY - **Trustee Shaw**

ACTION: The Village has Certificates of Deposit at CNB Bank which has been merged into Heartland Bank & Trust Company (HBTC). HBTC has provided an updated collateral agreement, and the ordinance authorizes the Village to sign the agreement. This item was discussed at the Committee of the Whole held prior to this meeting. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #10

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-037 IN SUPPORT OF MUNICIPAL HOUSING AUTHORITY - **Trustee Mahoney**

ACTION: This item was discussed at the Committee of the Whole held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #11

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-019 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK, ILLINOIS AND KIRBY SCHOOL DISTRICT 140, COOK COUNTY, ILLINOIS REGARDING THE USE OF CERTAIN VILLAGE-OWNED PROPERTY, THE GRANT AND ACCEPTANCE OF EASEMENTS FOR ACCESS, STORMWATER, AND RELATED IMPROVEMENTS, AND RELATED MATTERS - **Trustee Mahoney**

ACTION: This item was discussed at the Committee of the Whole held prior to this meeting. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #12

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-017 AMENDING TITLE XV CHAPTER 155 OF THE TINLEY PARK MUNICIPAL CODE ENTITLED “CODE” PERTAINING TO THE ADOPTION OF THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), 2023 NATIONAL ELECTRICAL CODE (NEC) - **Trustee Mahoney**

ACTION: This ordinance is to adopt the 2024 International Residential Code (IRC), 2024 Property Maintenance Code (IPMC) and the 2023 National Electrical Code. This item was discussed at the Committee of the Whole on March 3, 2026. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #13

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-014 GRANTING TRACE VANDENBERG, ON BEHALF OF VANDENBERG CONSTRUCTION, LLC A VARIATION FROM SECTION V.B. SCHEDULE II OF THE TINLEY PARK ZONING ORDINANCE TO DECREASE THE MINIMUM REQUIRED SECONDARY FRONT YARD TO 16.7 FEET AT 9318 PLEASANT AVENUE - **Trustee Mahoney**

ACTION: The Variation from Section V.B. Schedule II of the Zoning Ordinance reduces the required Secondary Front Yard from 30 feet to 16.7 feet to allow for the construction of a new single-family detached residence at 9318 Pleasant Avenue. The Plan Commission held a Public Hearing on March 5, 2026, and voted 5-0 recommending approval of the requested Variation in accordance with the plans and Findings of Fact as noted in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #14

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-011 GRANTING LINFU “FRANK” ZHANG OF UNITED GYMNASTICS ACADEMY, LLC A SPECIAL USE TO OPERATE AN INDOOR RECREATION USE GREATER THAN 3,500 SQUARE FEET IN AREA AT 6805 159TH STREET IN THE B-2 COMMUNITY SHOPPING ZONING DISTRICT. (UNITED GYMNASTICS ACADEMY) - **Trustee Mahoney**

ACTION: The request allows for a new legal entity to continue the operation of the United Gymnastics Academy gymnasium at 6805 159th Street in the B-2 (Community Shopping) Zoning District. The Plan Commission held a Public Hearing on March 5, 2026, and voted 5-0 to recommend approval of the Special Use in accordance with the plans and Findings of Fact listed in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #15

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-012 GRANTING KATARZYNA ORZECZOWSKI A SPECIAL USE PERMIT TO OPERATE A CONTRACTOR'S OFFICE AND SHOP AT 8201 183RD STREET SUITE K IN THE M-1 PD GENERAL MANUFACTURING - TINLEY CROSSINGS CORPORATE CENTER PUD ZONING DISTRICT (DT GROUP) - **Trustee Mahoney**

ACTION: The request allows for the establishment of a contractor's office and shop in an existing industrial building at 8201 183rd Street Suite K in the M-1 PD Zoning District. The Plan Commission held a Public Hearing on March 5, 2026, and voted 5-0 to recommend approval of the Special Use in accordance with the plans and Findings of Fact listed in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #16

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-036 APPROVING THE OFFICIAL 2026 TINLEY PARK ZONING MAP - **Trustee Mahoney**

ACTION: Municipalities must adopt an Official Zoning Map each year. The proposed zoning map reflects changes and corrections completed during the previous calendar year reflecting map amendments through December 31, 2025. The Plan Commission reviewed the draft Official Zoning Map on March 5, 2025, and voted 5-0 to recommend approval. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #17

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-015 GRANTING SIMON YU (SIMON DESIGN GROUP, LLC) ON BEHALF OF RIZZA BUICK GMC CADILLAC, INC A 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% FACE BRICK AND MASONRY REQUIREMENT AND FOR FAÇADES 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 FEET TO 47 FEET AT 8425 W. 159TH STREET - **Trustee Mahoney**

ACTION: The petitioner is proposing an addition and remodel of the existing building. The variations allow for the use of Aluminum Composite Metal panels and glass as the primary exterior building materials as well as for a reduction in the required Front Yard Setback from 50 feet to 47 feet due to a geometric angle that is part of the roofline design. The Plan Commission held a Public Hearing on March 19, 2026, and voted 5-0 to recommend approval of the variations with the plans and Findings of Fact as noted in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #18

SUBJECT: CONSIDER ADOPTING ORDINANCE 2026-O-016 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE I-80 WORLD MUSIC CENTER PLANNED UNIT DEVELOPMENT FOR LIVE NATION WORLDWIDE, INC. TO ALLOW FOR FESTOON LIGHTING LOCATED AT 19100 RIDGELAND AVENUE (CREDIT UNION 1 AMPHITHEATER) - **Trustee Mahoney**

ACTION: The Special Use for a Substantial Deviation to the PUD for festoon lighting within the existing ORI-PD (I-80 World Music Theater Planned Unit Development) zoning district. The Plan Commission held a Public Hearing on March 19, 2026, and voted 5-0 to recommend approval of the Special Use in accordance with the listed plans and drafted Findings of Fact in the Staff Report. **This Ordinance is eligible for adoption.**

COMMENTS: _____

ITEM #19

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-033 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MCGILL CONSTRUCTION LLC FOR BECHSTEIN PARKING LOT IMPROVEMENTS - CHANGE ORDERS 1, 2, 3, 4 & PHASE III CONSTRUCTION - **Trustee Brennan**

ACTION: Consider approving a contract with McGill Construction LLC in the not-to-exceed amount of \$1,809,473.68. This item was discussed at the Committee of the Whole meeting held on March 3, 2026. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #20

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-034 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND AL WARREN OIL COMPANY, INC. FOR A BULK FUEL PURCHASE - **Trustee Brennan**

ACTION: The Village is about to end their one (1) year agreement with Al Warren Oil Company, Inc. to participate in a fixed cost bulk fuel program for both gasoline and diesel fuel. Due to the method of the futures market vs. board meeting scheduling, it is recommended that the Village Board grant the Village Manager the authority to finalize a contract immediately with Al Warren Oil Company, Inc. This item was discussed at the Committee of the Whole held prior to this meeting. **This Resolution is eligible for adoption.**

COMMENTS: _____

ITEM #21

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC.

COMMENTS: _____

ITEM #22

SUBJECT: RECEIVE COMMENTS FROM STAFF.

COMMENTS: _____

ITEM #23

SUBJECT: RECEIVE COMMENTS FROM BOARD.

COMMENTS:

ITEM #24

SUBJECT: ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

ADJOURNMENT

CONSIDER APPROVAL OF AGENDA

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD MARCH 3, 2026**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 3, 2026. President Pro Tem Brennan called this meeting to order at 6:16 p.m.

At this time President Pro Tem Brennan led the Board and audience in the Pledge of Allegiance.

Clerk O'Connor called the roll. Present and responding to roll call were the following:

Village President:	Michael W. Glotz (Arrived at 6:21)
Village President Pro Tem	William A. Brennan
Village Clerk:	Nancy M. O'Connor
Trustees:	William P. Brady Dennis P. Mahoney Kenneth E. Shaw Colleen M. Sullivan
Absent:	Michael G. Mueller
Also Present:	
Village Manager:	Patrick Carr
Assistant Village Manager:	Angela Arrigo
Assistant Village Manager:	Donna Framke
Village Attorney:	Tiffany Nelson-Jaworski

Motion was made by Trustee Mahoney, seconded by Trustee Brady, to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brady, to approve and place on file the minutes of the regular Village Board Meeting held on February 17, 2026. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Mahoney, to consider approving the following Consent Agenda items:

- A. CONSIDER ADOPTING RESOLUTION 2026-R-017 APPROVING A CHANGE ORDER BETWEEN THE VILLAGE OF TINLEY PARK AND D CONSTRUCTION FOR THE HELIPAD AIRCRAFT PAVEMENT IMPROVEMENTS PROJECT IN THE AMOUNT OF \$31,968.
- B. CONSIDER ADOPTING RESOLUTION 2026-R-019 APPROVING THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PERMITTING STANDARDS FOR WORK PERFORMED IN STATE RIGHTS OF WAY FOR THE YEARS 2026-2027.
- C. CONSIDER ADOPTING RESOLUTION 2026-R-022 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MANICZ MEDIA FOR MEDIA

PURCHASES SUPPORTING A SUMMER TOURISM CAMPAIGN IN THE AMOUNT OF \$50,000.

- D. CONSIDER ADOPTING RESOLUTION 2026-R-023 APPROVING A JOB ORDER CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND BEAR CONSTRUCTION FOR THE REPLACEMENT SALLY PORT DOORS AT THE POLICE STATION IN THE AMOUNT OF \$27,415.
- E. CONSIDER ADOPTING RESOLUTION 2026-R-021 AUTHORIZING THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES AND THE DESTRUCTION OF CERTAIN AUDIO RECORDINGS OF CLOSED SESSION MEETINGS.
- F. CONSIDER REQUEST FROM HARALD VIKING LODGE #13 TO CONDUCT A QUEEN OF HEARTS RAFFLE THROUGH MARCH 2, 2027, WITH THE WINNER BEING DRAWN EACH TUESDAY AT THE VIKING LODGE, 6730 175TH STREET.
- G. CONSIDER PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$3,375,058.34 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED FEBRUARY 20 AND 27, 2026.

President Pro Tem Brennan asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. President Pro Tem Brennan asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Mahoney, to appoint **VICTORIA ALEXANDER TO THE POSITION OF SENIOR ADMINISTRATIVE ASSISTANT**. Victoria has nearly 20 years of professional administrative experience including sixteen (16) years with the Drug Enforcement Agency (DEA) streamlining internal operations by enhancing business processes, promoting fiscal efficiency, and implementing cost-saving measures. Victoria holds a Master's of Science in Criminal Justice. President Pro Tem Brennan asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Mahoney, to adopt and place on file **RESOLUTION 2026-R-018 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CONSULTADD INC. FOR MICROSOFT OFFICE 365 LICENSING**. Office 365 is a cloud-based subscription service providing the latest desktop and web versions of productivity apps Word, Excel, PowerPoint, Outlook, OneNote, and Teams. This Resolution will provide the annual software subscription for these applications. The cost of the annual subscription is \$114,400 and is purchased through ConsultAdd Inc. This item was discussed at the Committee of the Whole held February 17, 2026. President Pro Tem Brennan asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brady, to adopt and place on file **RESOLUTION 2026-R-025 APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND SITE DESIGN GROUP, LTD FOR LAWN TREATMENTS - OVERSIGHT SERVICES**. This item was discussed at the Committee of the Whole held prior to this meeting. Pro Tem Brennan There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller, Glotz. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Shaw, to adopt and place on file **RESOLUTION 2026-R-027 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND TRUGREEN LIMITED PARTNERSHIP FOR THE 2026 LAWN TREATMENTS.**

Consider approving a contract with TruGreen Limited Partnership in the amount of \$41,589. This item was discussed at the Committee of the Whole meeting held prior to this meeting. President Pro Tem Brennan asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Pro Tem Brennan declared the motion carried.

Motion was made by Trustee Brennan, seconded by Trustee Shaw, to adopt and place on file **RESOLUTION 2026-R-020 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND PT FERRO CONSTRUCTION FOR THE 2026 PAVEMENT MANAGEMENT PROGRAM (PMP) RESURFACING PROJECT.** Consider approving a contract with PT Ferro Construction in the amount of \$3,192,007.85, along with Change Order #1 and the Contingency (2027 Carryover) amount. This item was discussed at the Committee of the Whole held prior to this meeting. President Pro Tem Brennan asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Pro Tem Brennan declared the motion carried.

President Glotz and Clerk O'Connor presented the Tinley Park Business Spotlight.

- Hailstorm Brewing Company, 8060 186th Street

Motion was made by Trustee Brennan, seconded by Trustee Sullivan, to adopt and place on file **ORDINANCE 2026-O-005 AMENDING TITLE XI, CHAPTER 112, SECTION 22:PERMITTED NUMBER OF LIQUOR LICENSES.** This Ordinance corrects the current list of permitted liquor licenses to reflect businesses that have closed. This item was discussed at the Committee of the Whole held February 17, 2026. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Mahoney, seconded by Trustee Brennan, to adopt and place on file **RESOLUTION 2026-R-026 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND NORTH CENTRAL EMERGENCY VEHICLES FOR THE PURCHASE OF SIX (6) AMBULANCES.** Consider approving a contract with North Central Emergency Vehicles (NCEV) for the purchase of six (6) ambulances in the amount of \$2,282,424. Two of the ambulances to be delivered in February 2027, two additional in May 2028, and the final two in October 2028. The ambulances have been pre-approved through Buyboard. This item was discussed at the Committee of the Whole held on February 17, 2026. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brennan, to adopt and place on file **RESOLUTION 2026-R-013 APPROVING A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND METROPOLITAN ALLIANCE OF POLICE (MAP), TINLEY PARK POLICE CHAPTER #192 (SUBJECT TO FINAL ATTORNEY REVIEW).** A tentative agreement between the Village and MAP 192 was reached in January 2026. All necessary changes to the collective bargaining agreement have been made and reviewed by the Village, MAP

Attorneys, and members. Upon ratification and issuance of retro pay MAP agrees to withdraw the ULP charges filed. This item was discussed at the Committee of the Whole held on February 17, 2026. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

President Glotz asked if there were any comments from members of the public.

Village resident expressed safety concerns about the speed of traffic on Ridgeland Avenue between Oak Forest Avenue and 183rd Street. President Glotz stated that the Village would contact Cook County regarding this issue.

President Glotz asked if there were any comments from members of the Staff.

Assistant Village Manager/Marketing Director announced that the 26th Annual Irish Parade will step off at 1 p.m. on Sunday, March 8, along Oak Park Avenue.

President Glotz asked if there were any comments from members of the Board.

Trustee Shaw announced that St. Julie Catholic Church will present Back to the 80th's Dueling Pianos and Saturday, March 7, with doors open at 5:00 p.m.

Trustee Sullivan announced that Corned Beef sandwiches will be served at the Tinley Park American Legion on March 8, 2026. Trustee Brady noted the American Legion also has a fish fry on Fridays during Lent.

Motion was made by Trustee Sullivan, seconded by Trustee Shaw, to adjourn the Village Board meeting at 6:47 p.m. Vote on roll call. Ayes: Brady, Brennan, Mahoney, Shaw, Sullivan. Nays: None. Absent: Mueller. President Glotz declared the motion carried.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

Village President

ATTEST:

Village Clerk



Interoffice Memo

Date: March 24, 2026

To: John Urbanski, Public Works Director
Pat Carr, Village Manager

From: Kyle Vester, Village Engineer

Subject: Bechstein Parking Lot Improvements – Additional Engineering Services

Prepared for the March 3, 2026 Committee of the Whole and April 7, 2026 Village Board Meeting for consideration and possible action.

Description: Robinson Engineering, Ltd. has provided the Village a recent proposal for providing Engineering services for Phase III of the Bechstein Parking Lot Improvements. Robinson provided Design and Construction Engineering for the previous phases of this project.

The scope of the proposed work includes Lead Abatement Project Management and Construction Engineering for the last phase of the construction project.

Budget: The FY26 Budget includes \$2,000,000 for the Construction for Parking Lots and Facility Needs at Bechstein Property and \$933,256 in bonds for Construction for Parking Lots at Bechstein Property. The previous invoices have been charged to the bond fund and most future expenditures would be charged to the capital fund.

Staff Direction Request:

1. Approve the Professional Services Agreement with Robinson Engineering, Ltd. in the amount not to exceed \$80,000 (which includes ~10% contingency).
2. Direct Staff as necessary.



Interoffice Memo

Date: March 17, 2026

To: Pat Carr, Village Manager
Angela Arrigo, AVM
Donna Framke, AVM

From: Jonathan Mittelman, Commander

Subject: Purchase of Axon Taser X26P

Presented to the Committee of the Whole Village Board for discussion and action.

Description:

Axon is our provider of taser equipment. We are looking to purchase 27 Axon X26P Tasers and related hardware. The police department has several tasers that are aging out and this purchase is to rotate out these tasers and replace them with new ones.

Staff Direction Request:

1. Approve the purchase from Axon Enterprise, Inc. not to \$42,100.
2. Direct staff as necessary



Interoffice Memo

Date: April 3, 2026

To: Village Board

From: Pat Carr, Village Manager

Subject: Harmony Square Collateral Assignment

Staff is recommending approving of this collateral assignment of the first amendment and restatement development agreement and TIF note for West Point at Harmony Square LLC for the purpose of development financing. This has been reviewed and approved by our legal counsel.

RAFFLE LICENSE APPLICATION



Date: 3-26-2026

- Organization name: The Illinois State Council of SHRM
- Organization address: 3514 N. Moundford Ave. Decatur IL 62526-2761
- Mailing address if different from above:
705 B SE Melody Lane #311 Lees Summit, MO 64063
- Check type of not-for-profit organization (must be in existence for a period of five years and attached documentary evidence):

- ☐ Religious
 ☐ Charitable
 ☐ Labor
 ☐ Fraternal
☐ Educational
 ☐ Veterans
 ☒ Business

- How long has the organization been in existence: 0.9.2004
- Place and date of incorporation: 7-11-2020, 1184 W. main ST. DECATUR IL 62522
- Number of members in good standing: 7
- President/chairperson: Todd Ray

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

- Raffle manager: Nicole Koblesky

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

- Designated member(s) responsible for conduct and operation of raffle (attached additional sheets if necessary):

Name: Nicole Koblesky

Address: [REDACTED]

Name: Chris Johnson

Address: [REDACTED]

Phone: [REDACTED]

- License delivery option (check all that apply):

☐ By regular U.S. mail to the organization mailing address

☒ By electronic mail, please provide email address: [REDACTED]

- Date(s) for raffle ticket sales (include days of the week): April 30, 2026 & May 1, 2026

13. Location of ticket sales: Tinley Park Convention Center
14. Name and address of location for determining winners:
Tinley Park Convention Center, 18451 CONVENTION CENTER DR., Tinley Park
IL, 60477
15. Date(s) for determining winners (include days of the week):
May 1st, 2026
16. Total retail value of all prizes (maximum prize amount \$250,000): \$ NA
17. Maximum retail value of each prize: \$ NA
18. Maximum price charged of each ticket (chance) sold: \$ 50/50 Raffle, \$5.00
19. Is this a queen of hearts raffle? ☒ No ☐ Yes
20. § 132.38 Fidelity Bond Required

All operations of and the conduct of raffles as provided for in this subchapter shall be under the supervision of a single manager designated by the organization. Such manager shall give a Fidelity bond in the sum of \$165,000 or two times the aggregate value of prizes, whichever is less, in favor of the licensee conditioned upon his honesty in the performance of his duties. The bond shall provide that notice shall be given in writing to the Village of Tinley Park not less than thirty (30) days prior to cancellation. Bonds as provided for in this section may be waived provided the license issued for such raffle shall contain a waiver provision and shall be approved only by unanimous vote of the members of the licensed organization.

☐ Fidelity bond

☒ Waiver of bond statement by organization

"The undersigned attest that the above-named organization is an organized not-for-profit under the law of the State of Illinois and has been continuously in existence for five (5) years, preceding date of this application, and that during this entire five (5) year period preceding date of application, it has maintained a bona fide membership actively engaged in carrying out its objectives. The undersigned do hereby state under penalties of perjury that all statements in the foregoing application are true and correct; that the officers, operators and workers of the game are bona fide members of the sponsoring organization and are all of good moral character and have not been convicted of a felony; that if a license is granted hereunder, the undersigned will be responsible for the conduct of the games in accordance with the provisions of the laws of the State of Illinois and this jurisdiction governing the conduct of such games."

Name of Organization: Illinois Society of Human Resource Management

Executive Director: [REDACTED]

TO BE COMPLETED BY VILLAGE STAFF

Date Received: _____

Date Approved: _____

Date Expires: _____

Date Denied: _____

Approval: _____

Village Clerk

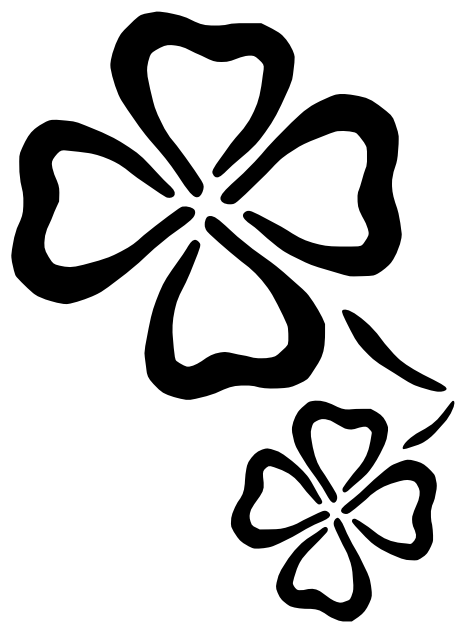
APPROVED APPLICATION SERVES AS LICENSE

VENDOR REPORT

TINLEY PARK BUSINESS SPOTLIGHT

President Glotz and
Clerk O'Connor

**PRESENTATION OF THE
2026
TINLEY PARK IRISH
PARADE**



TINLEY PARK



RESOLUTION 2025-R-029

Recognizing April 12-18, 2026, as National Public Safety Telecommunicators Week in the Village of Tinley Park

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services;

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Village of Tinley Park emergency communications center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the Village of Tinley Park have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year; and

NOW, THEREFORE, BE IT RESOLVED, that the President, Clerk, and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, declares the week of April 13 through 19, 2025, to be National Public Safety Telecommunicators Week in the Village of Tinley Park, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

ADOPTED THIS 7th day of April 2026.

Michael W. Glotz, Village President

Nancy M. O'Connor, Village Clerk

Trustee William P. Brady

Trustee William A. Brennan

Trustee Dennis P. Mahoney

Trustee Michael G. Mueller

Trustee Kenneth E. Shaw

Trustee Colleen M. Sullivan

STAFF APPOINTMENT

President Glotz

STAFF APPOINTMENT

President Glotz



Interoffice Memo

Date: April 7, 2026
To: VILLAGE BOARD
From: Scott Bordui, Interim Finance Director
Cc: Patrick Carr, Village Manager

Subject: COLLATERAL AGREEMENT - HEARTLAND BANK & TRUST

OVERVIEW

The Village received notification in February that CNB Bank is being merged into Heartland Bank & Trust Company (HBTC). The Village has Certificates of Deposit (CD) with CNB Bank. HBTC has advised they will continue to conduct business at the CNB Tinley Park location. As the Village's investment policy requires collateralization of deposits with financial institutions, HBTC has provided an updated Collateralized Deposit Agreement. The agreement has been reviewed by the Village's Attorney, and one modification will be made to increase the collateralization percentage to the minimum per the Village's policy. The Village Attorney has prepared for Village Board approval the attached resolution which authorizes the Village to sign the agreement.

RECOMMENDATION

Staff recommends approval of the resolution which authorizes the Village to sign the Collateralized Deposit Agreement with HBTC.



Interoffice Memo

Date: April 3, 2026

To: Village Board

From: Pat Carr, Village Manager

Subject: Local Housing Preemption Resolution

Staff is recommending approving a resolution opposing the preemption of local housing, land use and zoning authority. This is in response the Governors attempt to preempt home rule authority to increase housing density and take control away from local zoning authority from the Village.



Interoffice Memo

Date: April 7, 2026

To: Village President and Board of Trustees

From: Michael J. Coleman – Community Development Director

Subject: Intergovernmental Agreement with Kirby School District 140 – Hellen Keller Elementary School Improvements

SUMMARY AND BACKGROUND

The Village owns a 60-foot-wide by approximately 620-foot-long strip of land located west of Helen Keller Elementary School, running parallel to Everdon Drive. The School property is contiguous to this parcel and does not have direct access to Everdon Drive without crossing Village-owned property.

Kirby School District 140 (the “District”) is constructing a single-story addition to the north side of the School to accommodate increased enrollment and additional educational space. As part of the project, the existing hard surface athletic area must be relocated. The relocated improvements will be situated west of the School and include a hard surface play area, playground equipment, and a trash enclosure. Access to these improvements requires use of the Village-owned parcel.

The item before the Board is an Ordinance approving an Intergovernmental Agreement (“IGA”) with the District to allow use of Village-owned property and establish related easements necessary for the project.

PROPOSED AGREEMENT

The transaction has been revised from the originally proposed land transfer to allow the Village to retain ownership of the parcel while still accommodating the District’s project through use rights and easements.

The IGA provides for the following:

- **Use of Village Property:** The District will be granted rights to use and occupy portions of the Village-owned parcel in connection with the School improvements.
- **Easements to the District:** The Village will grant easements across the parcel to accommodate the following improvements:
 - Two (2) 30-foot-wide access driveways;

- A 10-foot-wide pedestrian access walk;
 - Stormwater management facilities; and
 - Related site improvements and encroachments.
- **Easements to the Village:** The District will grant an emergency access easement to the Village over District property for access to the existing water main loop and related municipal purposes.
- **Right-of-Way Dedication:** The District will dedicate a portion of its property for public right-of-way along Everdon Drive. The dedication will be reflected on a final plat of dedication. The plat may not be finalized in time for the April 7th Village Board meeting. The IGA requires the District to complete and record the plat, and acceptance of the right-of-way will be brought back to the Village Board at a subsequent meeting.

RECOMMENDATION

Staff recommends approval of the Ordinance approving the Intergovernmental Agreement.



Interoffice Memo

Date: March 3, 2026
To: Committee of the Whole
From: Michael J. Coleman – Community Development Director / Building Official
Subject: Adoption of the 2024 International Residential Code, 2024 International Property Maintenance Code and the 2023 National Electrical Code.

Background

Staff is requesting to amend Ordinance #2024-O-008 in order to adopt the 2024 International Residential Code (IRC), 2024 International Property Maintenance Code, 2023 National Electrical Code and provide additional text amendments and code language revisions to the present Village Code Title XV Chapter 155. The last code update was in January 2024 for the adoption of the 2020 NEC electric code. Additionally, the village updated to the current codes International Residential code in

The building code is a minimum standard used to provide the occupants of structures and the built environment a safe haven for living, working and entertaining. The Village wants to maintain the latest code adoption for general safety of its citizens, businesses and visitors. This adoption of the codes will be working coincidentally with an application for an update or upgrade to the Village of Tinley park I.S.O rating. This request that is being prepared by the Community Development Department and the Public Works Department. I expect and anticipate to prepare and adopt the 2024 International Building Code (IBC), 2024 International Mechanical Code (IMC), 2024 International Fuel & Gas Code (IFGC), 2024 International Fire Code in early summer to complete our formal adoptions. Furthermore, the State of Illinois public act 103-0510 requires municipalities adopt or align with specific, up to date codes as mandated by the state. Basically, your adopted codes shall be within six years of the state baseline code. If these codes are adopted, the village will current for up to six years.

For reference the following municipalities with compatible area and populations have the following code updates:

- Oak Forest 2018 ICC Codes, 2021 Illinois Energy Code and the 2018 Chicago electrical code.
- Orland Park 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Bolingbrook 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Itasca 2018 ICC Codes, 2021 Illinois Energy Code and the 2017 NEC electrical code.
- Frankfort 2021 ICC Codes, 2021 Illinois Energy Code and the 2020 NEC electrical code.

Staff direction request:

Direct staff to prepare ordinances based on to amend Title XV Chapter 155 of the Village of Tinley Park Municipal code and the officially adopt the 2024 International Residential Code, 2024 International property Code and the 2023 National Electrical Code.

PLAN COMMISSION STAFF REPORT

March 5, 2026 – Public Hearing

Petitioner

Trace Vandenberg
(Vandenberg
Construction, LLC)

Property Location

9318 Pleasant Avenue

PIN

19-09-03-102-014-0000

Zoning

R-2 (Single-Family
Residential)

Approvals Sought

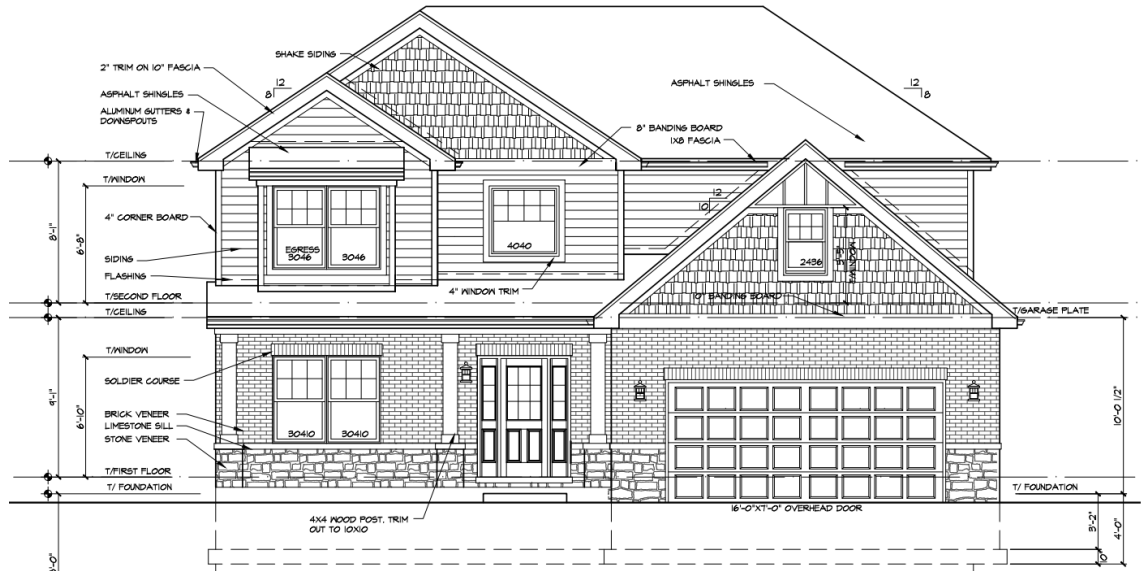
Variation

Project Planner

Mark Herman, MPA, AICP
Planning Manager

Vandenberg – Secondary Front Yard Variation

9318 Pleasant Avenue



EXECUTIVE SUMMARY

The Petitioner and property owner (Trace Vandenberg, on behalf of Vandenberg Construction, LLC) is requesting a Variation from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to decrease the minimum required Secondary Front Yard. Where the required Secondary Front Yard is 30 feet, the Petitioner is requesting Secondary Front Yard of 16.7 feet (a reduction of 13.3 feet into the Secondary Front Yard).

The subject property is a vacant corner lot in the R-2 (Single-Family Residential) Zoning district at the northeast corner of Pleasant Avenue and Lenore Lane and commonly known as 9318 Pleasant Avenue.

The Petitioner is proposing to construct a new single-family detached residence on the vacant lot and is requesting the Variation due to the fact that the subject property is a corner lot that is sized the same as the interior lots within the subdivision; and because of this applying the Secondary Front Yard setback creates a difficulty in constructing the new home on the property.



Site location map and aerial

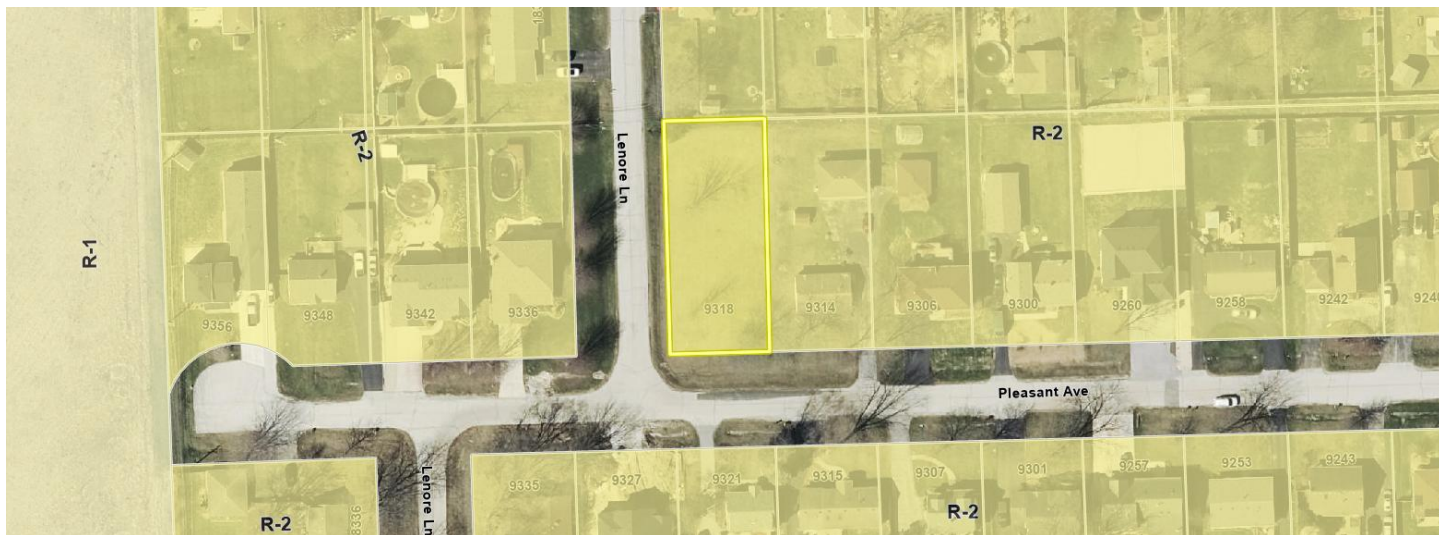
EXISTING SITE & HISTORY

The subject property is a vacant corner lot located at 9318 Pleasant Avenue. The subject property is 72' wide (along Pleasant Avenue) by 164' deep (along Lenore Lane), totaling 11,808 sq. ft. There is grassed area within the right-of-way between the property boundary lines and the street curbs. The property is Lot 30 in the Tinley Gardens Subdivision (from 1959) which was developed under unincorporated Will County jurisdiction and was subsequently annexed into the Village in 1997 (Ord. #97-O-073). When annexed in 1997, the Village granted lot size, lot width, and dwelling size variations via Ord. #97-O-83 for all of the lots in the subdivision to address issues with nonconforming lots. The Ordinance stipulated that future residential development on vacant lots shall be a minimum of 2,000 sq. ft. for single family homes.

ZONING & NEARBY LAND USES

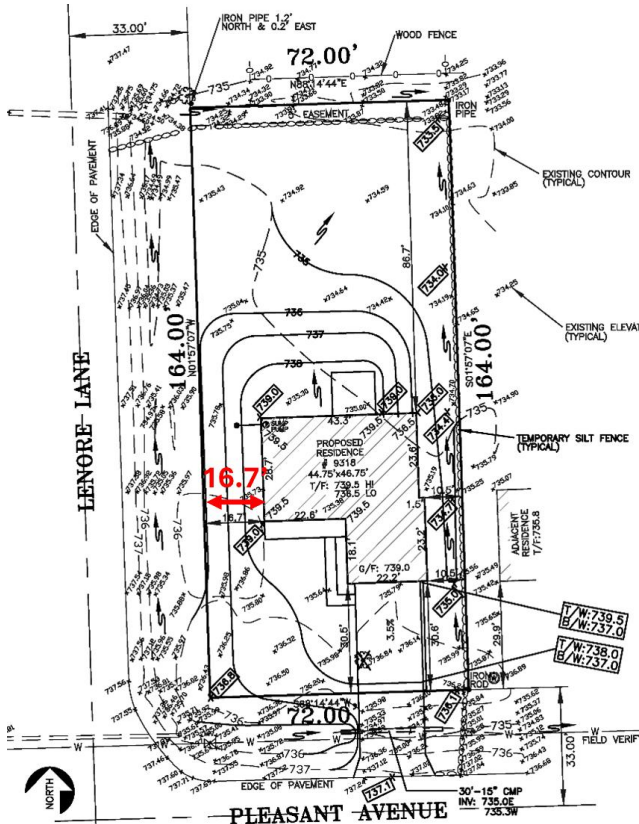
The subject property is located within the **R-2 Single-Family Residential** zoning district. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-2 Single-Family Residential	Single-family detached dwelling
East	R-2 Single-Family Residential	Single-family detached dwelling
South	R-2 Single-Family Residential	Single-family detached dwelling
West	R-2 Single-Family Residential	Single-family detached dwelling

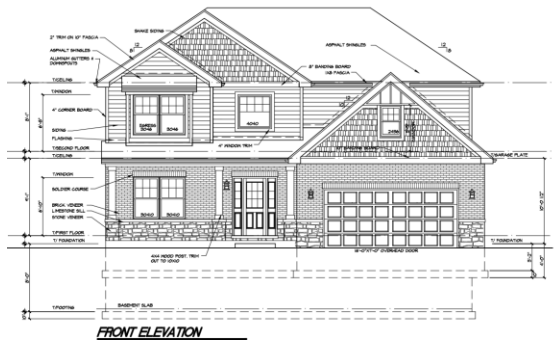


Zoning map

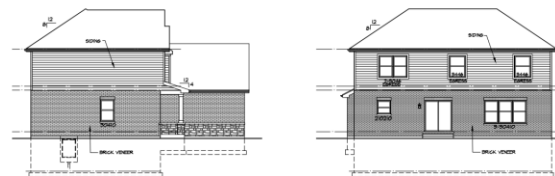
VARIATION REQUEST



Proposed Site Plan with markup

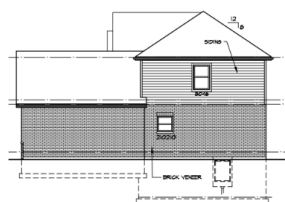


FRONT ELEVATION



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

Proposed Exterior Elevations

Section V.B. Schedule II of the Tinley Park Zoning Ordinance establishes the lot, yard, and bulk regulations for each zoning district in the Village. The existing lot size of 11,808 sf and width of 72 feet for the subject property are allowed per Ord. #97-O-83, which granted Variations for the Tinley Gardens Subdivision. Additionally, the proposed house would have a floor area of 2,163 sf, which is also allowable per Ord. #97-O-83. The proposed development complies with all other applicable zoning regulations other than the Secondary Front Yard. The Zoning Ordinance defines Secondary Front Yard as a street-side yard that measures the larger dimension on a corner lot, thus applying to the Lenore Lane frontage for the subject property. In the R-2 Zoning District the required Front Yard setback is 30 feet. The applicant is proposing a Secondary Front Yard (along Lenore Lane) of only 16.7 feet, which is a reduction (encroachment) of 13.3 feet into the Secondary Front Yard.

The applicant notes that the Variation is necessary to meet the required 2,000 sq. ft. dwelling area while not sacrificing the appearance of the proposed home. This is because the existing lot is only 72' wide. Requiring a 30' secondary front setback along the west property line and the required 10' side yard setback to the east would only allow a buildable width of 32'. The applicant further notes that the proposed home would be 39'-7" from the edge of pavement of Lenore Lane. This is in reference to the existing grassed area in the right-of-way between the property line and curb.

The proposed home with Variation would also fit the character of the neighborhood. Based off GIS estimates, nearby corner properties along Lenore Lane appear to have existing, nonconforming secondary front yard setbacks. 9336 Pleasant Avenue has a secondary front setback off Lenore Lane of ~15.5', 18300 Lenore Lane has a front setback of ~22', and 9321 183rd has a setback off Lenore Lane for their detached garage of ~14.5'.

The Petitioner has also provided plan drawings, including exterior elevations. The "Left Elevation" would front the Secondary Front Yard along Lenore Lane. The plan drawings meet other Zoning Ordinance requirements including but not limited to masonry and bulk regulations such as height and floor area ratio.



Photograph of Subject Property

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.
Construction of a new single-family residence on the Subject Property without the requested Secondary Front Yard Variation would create difficulties in meeting the required dwelling size or require an impractical site design, featuring a narrow home occupying the eastern portion of the lot while the western portion (along Lenore Lane) is open; which does not fit the existing setbacks of homes with Lenore Lane frontage.
2. The plight of the owner is due to unique circumstances.
The unique circumstances impacting the subject property is that it is a corner lot in an old subdivision that was originally platted outside of the Village. Village regulations require additional setbacks for corner lots as they would have two front yard setbacks and only one side yard setback (as opposed to an interior lot, which has one front setback and two side yard setbacks). Village regulations would require corner lots to have greater size and width to accommodate increased setbacks. However, the Tinley Gardens subdivision was platted with corner lots having the same dimensions as interior lots.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation would not alter the essential character of the locality. The Variation to reduce the Secondary Front Yard Setback (off Lenore Lane) will match the character of the locality as the reduced setback matches the established setbacks of existing homes in the area. Meeting the 30' required Secondary Front Setback would be more out of character than the proposed Variation.

4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

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

“...make a motion to recommend that the Village Board grant a Variation to the Petitioner, Trace Vandenberg on behalf of Vandenberg Construction, LLC, from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to reduce the required Secondary Front Yard from 30 feet to 16.7 feet for the property located at 9318 Pleasant Avenue in the R-2 Single-Family Residential District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the March 5, 2026 Staff Report.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Planning and Zoning General Application and Variation Addendum	Applicant	2/3/2026
	Narrative	Applicant	N/A (Rec'd 2/3/2026)
	Ord. #97-O-83 granting Variations to Tinley Gardens (excerpt)	Village	N/A (Rec'd 2/3/2026)
	Will County Tax Assessment Map of Tinley Gardens	Will County	N/A (Rec'd 2/3/2026)
	Photograph of Similar Construction	Applicant	N/A (Rec'd 2/3/2026)
	Plat of Survey	Exacta Land Surveyors, LLC.	2/20/2025
	Topographic Survey and Site Development Plan	KDC Consultants, Inc.	10/27/2025
	Architectural Drawings	Kirk Design, Inc.	2/2/2026

Petitioner

Linfu ("Frank") Zhang,
United Gymnastics
Academy, LLC

Property Location

6805 159th Street

PIN

28-19-105-003-0000

Zoning

B-2 Community
Shopping District

Approvals Sought

Special Use for Indoor
Recreation over 3,500
square feet

Project Planner

Michael O. Whalen, AICP
Associate Planner

PLAN COMMISSION STAFF REPORT

March 5, 2026 –Public Hearing

United Gymnastics Academy Special Use

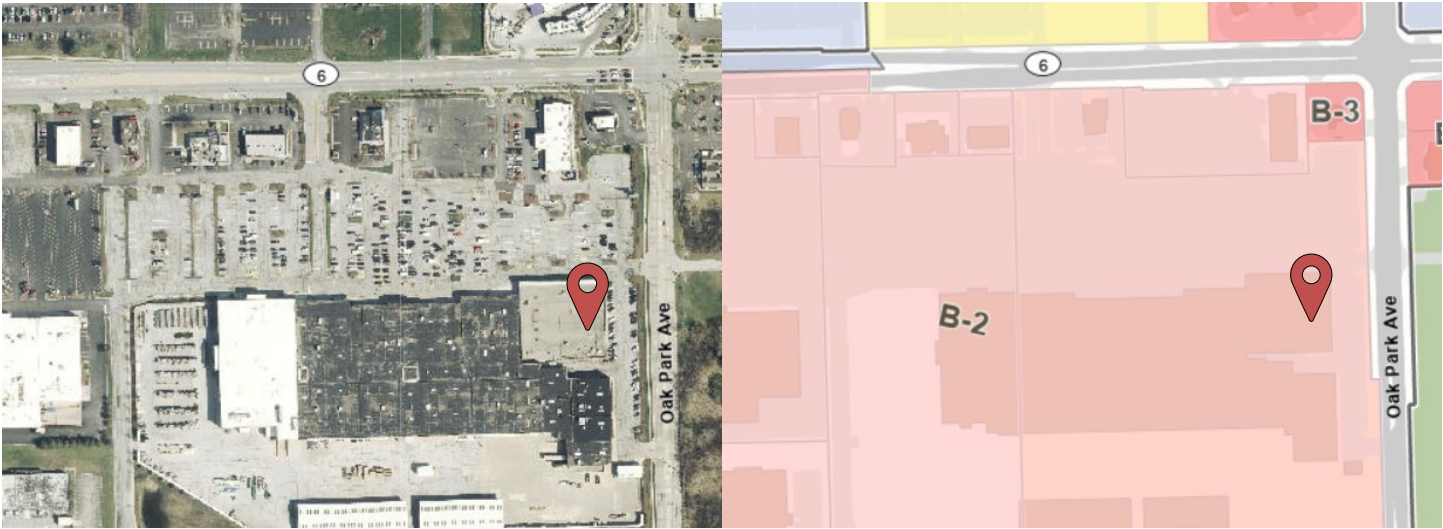
6805 159th Street



EXECUTIVE SUMMARY

The petitioner Linfu ("Frank") Zhang is requesting a Special Use to operate a *Commercial Indoor Recreation (>3,500 SF)* use at 6805 159th Street. United Gymnastics Academy has operated at this location since 2018. The Special Use is being requested to allow for the transfer of the existing Special Use (Ord. No. 2017-O-003) from United Athletics to a separate legal entity, United Gymnastics Academy, LLC. This request is necessary because Sec. X.J.6. of the Zoning Ordinance generally stipulates that certain transfers of ownership will cause a Special Use to expire.

The application materials indicate that the new ownership entity does not have plans to substantially change the business. The Staff Report from the December 1, 2016 Plan Commission meeting is attached to this report.



EXISTING SITE & HISTORY

The subject property is an approximately 15,000 square foot in-line tenant space located in the former Brementowne Mall. The property was built in the 1970s and is now owned by Menards, Inc. United Gymnastics Academy (then owned by United Athletics) received a Special Use for *Commercial Indoor Recreation* (>3,500 SF) in 2017 (Ord. No. 2017-O-003). UGA has operated continuously since then.

ZONING & NEARBY LAND USES

The subject property is located within the **B-2 Community Shopping District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	B-3 General Business and Commercial	Commercial
East	<i>Unincorporated Cook County</i> <i>R-4 Single-Family Residence</i>	forest preserve
South	B-2 Community Shopping	Commercial
West	B-2 Community Shopping	Commercial

The site is surrounded by commercial development on the north, south, and west. The Cook County Forest Preserve District’s Bremen Grove is across Oak Park Avenue to the east.

The property developed as the Brementowne Mall (including outlots) were previously indicated as a Planned Unit Development on the Tinley Park Official Zoning Map. No such PUD exists for this property.

PROPOSED USE

The Petitioner proposes to continue the operation of a 15,000 square foot gymnastics facility. The business name, United Gymnastics Academy, will remain the same—only the legal ownership entity will change.

SITE PLAN, ARCHITECTURE, & SIGNAGE

The Petitioner is not proposing any changes to the exterior of the property.

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 has existed for eight years and has not caused issues.
- 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 allow for the transfer of ownership of a Tinley Park business.

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 Commercial Indoor Recreation (greater than 3,500 SF) to the Petitioner, Linfu ("Frank") Zhang of United Gymnastics Academy, LLC, in the B-2 Community Shopping Zoning District."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	2/6/2026
2	Addenda	Petitioner	2/6/2026
3	Narrative	Petitioner	2/6/2026
4	Property Ownership Letter (for original SUP)	Menards, Inc.	10/21/2016
5	Survey	Menards, Inc.	2/6/2026
6	Site Plan	n/a	n/a
7	Staff Report from the December 1, 2016 Plan Commission	staff	2/26/2026

Petitioner

Katarzyna Orzechowski
of DT Group, 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

March 5, 2026 –Public Hearing

DT Group Special Use

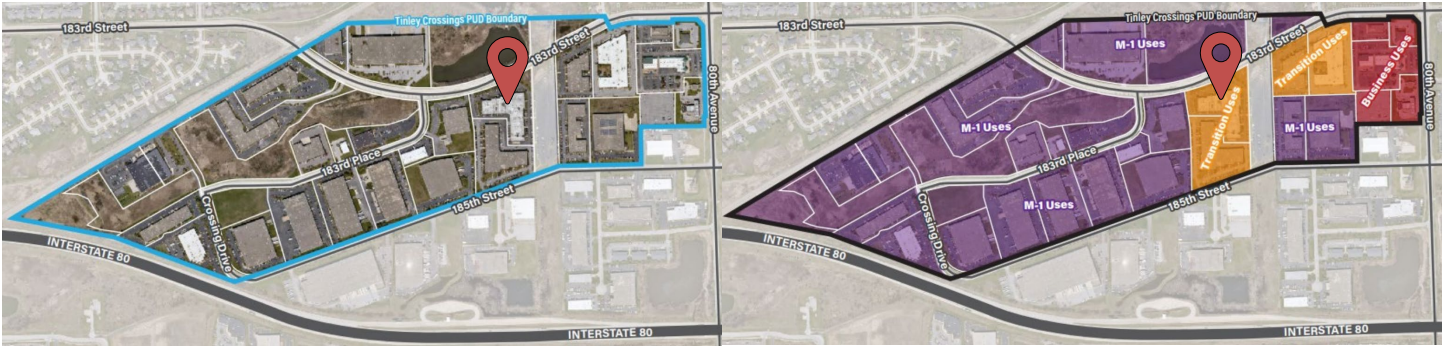
8201 183rd Street, Suite K



EXECUTIVE SUMMARY

The petitioner Katarzyna Orzechowski of DT Group, LLC is requesting a Special Use to operate a contractor's office in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District. This use, officially *Contractor's Offices and Shops* in the Schedule of Permitted Uses in the Zoning Ordinance, 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 PUD.

The Petitioner states that the DT Group plans to use Suite K primarily as an office space and storage for the business' tools and equipment. Trailers and any heavy vehicles will be stored in the building.



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.

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 the DT Group. 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 five employees and for tool and equipment storage. No employees will be dispatched from the property, and the space will only be open to the public by appointment. All tools, equipment, materials, and heavy vehicles will be stored indoors.

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 Petitioner Katarzyna Orzechowski of DT Group LLC at 8201 183rd Street, Suite K in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Petitioner	2/3/2026
2	Addenda	Petitioner	2/3/2026
3	Narrative	Petitioner	2/3/2026
4	Tinley Crossings Corporate Center Property Information	Petitioner	n/a Rec'd 2/3/2026
5	Survey	Petitioner	2/3/2026

PLAN COMMISSION STAFF REPORT

March 5, 2026

Applicant

Village of Tinley Park

Approvals Sought

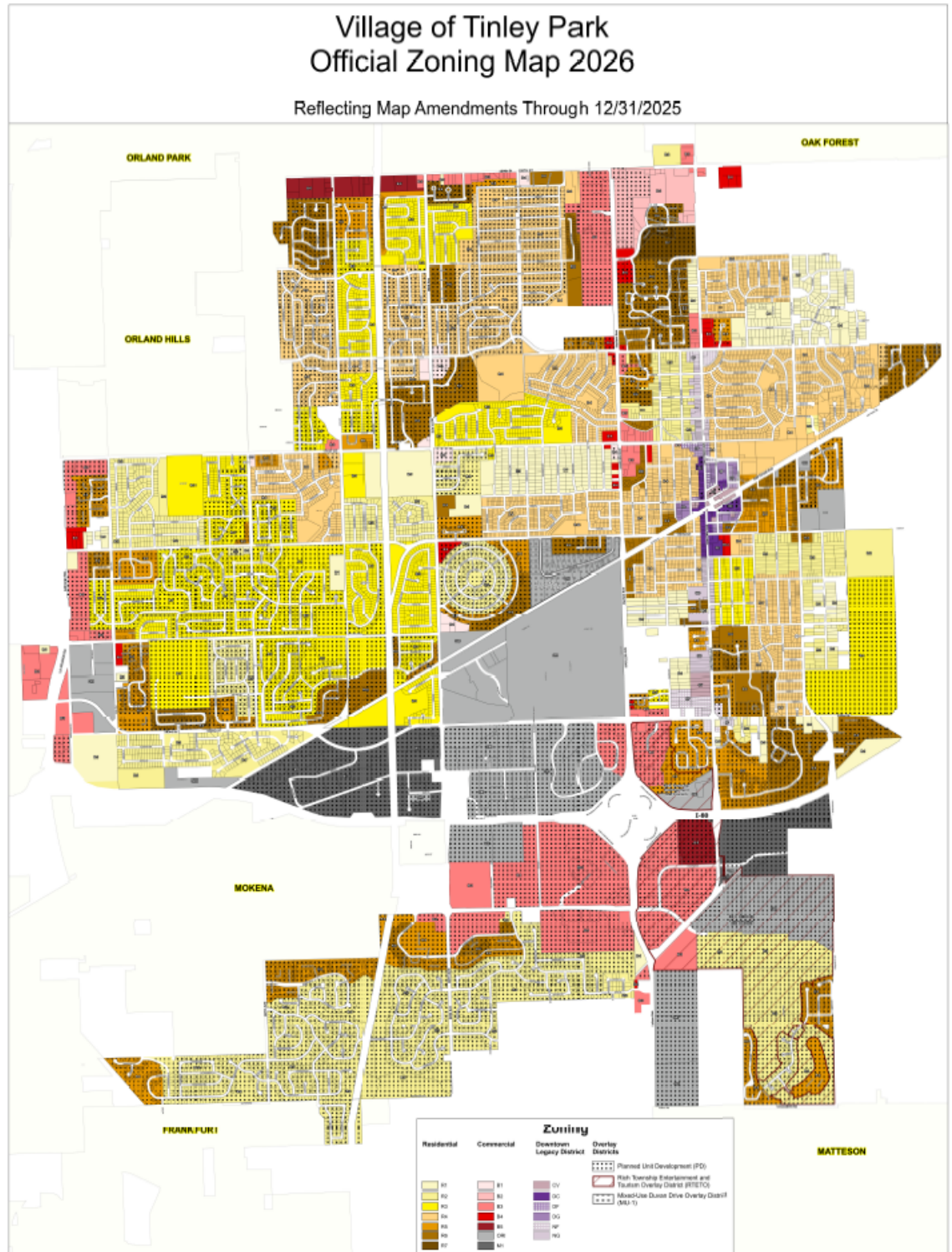
Official Zoning Map
Recommendation to the
Village Board

Project Planner

Lori Kosmatka, AICP
Senior Planner

Official Zoning Map Approval – 2026 (Reflecting Map Amendments Through 12/31/2025)

Village of Tinley Park



EXECUTIVE SUMMARY

Village Staff worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify updates and corrections through December 31, 2025. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31st of each year.

Village Board review and approval of the 2026 Official Zoning Map is tentatively scheduled for April 7, 2026. The Plan Commission will provide a recommendation to the Village Board as to whether to approve the draft Zoning Map as proposed by Staff.

No properties are being rezoned as part of the adoption of the official Zoning Map. All zoning changes included a Public Hearing at the time of their approval and this review is to ensure that the map correctly reflects any of the previous year's changes. The updates made to the map being proposed reflect any map amendments (rezonings), annexations, planned unit developments (PUDs), and subdivisions approved in 2025, or corrections that were previously approved, but not accurately documented. This year's updates include PUD and three corrections.

BACKGROUND

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires certain municipal authorities to annually publish an Official Zoning Map by March 31st each year. While not required for home-rule municipalities like Tinley Park, it is considered good practice to do so annually to ensure the map remains accurate.

(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.

The Village's GIS consultant maintains the online map and updates it with changes throughout the year; however, an official map must still be approved each year. Village Staff reviewed the current Zoning Map, made corrections based on map amendments approved through December 31, 2025, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

CHANGES TO THE ZONING MAP

One planned unit development approval took place in 2025:

- Tinley Downes PUD (*displayed as dots on the map*) – SE of 80th Avenue & 171st Street for existing Tinley Downes Estates subdivision (annexed in 1987, 31 parcels with 30 single unit detached homes) and Tinley Downes Addition subdivision (annexed in 1993, 32 parcels, with 29 single unit detached homes) per Ordinance 2025-O-022

Staff also identified various corrections to the Official Zoning Map, including:

- Removal of properties from the PUD layer (*previously displayed as dots on the map*) for the Cherry Creek PUD: 8400 171st St., 8420 171st St., 8436 171st St., 8440 171st St., & 8444 171st St.
- Removal of properties from the PUD layer (*previously displayed as dots on the map*) at 18299 Harlem, 7130-7165 183rd St., & 7181 183rd St.
- Correcting name of PUD for 18201-18219 Harlem (PIN 28-31-306-046-0000) to be within the Glen Swilly PUD, not the Cornerstone PUD (*PUD names not displayed on map*)

RECOMMENDATION

Following a successful review, Staff recommends proceeding with the Map to Village Board on April 7, 2026.

PLAN COMMISSION STAFF REPORT

March 19, 2026 – Public Hearing

Petitioner

Simon Yu (Simon Design Group, LLC) on behalf of Rizza Buick GMC Cadillac, Inc

Property Location

8425 W. 159th Street

PIN

27-23-101-015-0000

Zoning

B-5 Automotive Service

Approvals Sought

Site Plan/Architectural
Approval
Variation

Project Planner

Mark Herman, MPA, AICP
Planning Manager

Rizza Cadillac – Variations and Site Plan Approval

8425 W. 159th Street



EXECUTIVE SUMMARY

The Petitioner, Simon Yu (Simon Design Group, LLC) on behalf of Rizza Buick GMC Cadillac, Inc. is requesting 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'. Site Plan/Architectural Approval is also being sought.

The subject property is zoned B-5 (Automotive Service) Zoning district and commonly known as 8425 W. 159th Street.

The Petitioner is proposing to construct a 1,300 sq. ft. addition and remodel of the existing Rizza Cadillac dealership building on the property. The proposed Variations are required to allow for the use of ACM (Aluminum Composite Metal) panels and glass for the façade of the building. In addition, the proposed roofline design involves a geometric angle that requires the northwest corner of the building to encroach into the 50' required front yard setback by approximately 30 inches.



Site location map and aerial

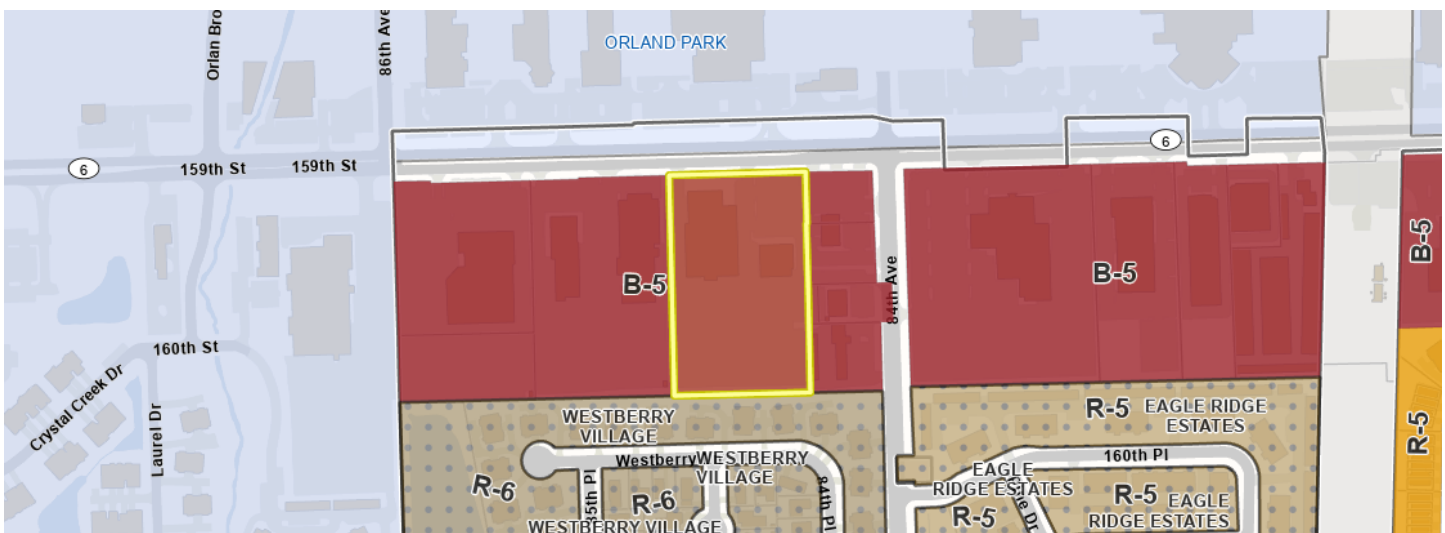
EXISTING SITE & HISTORY

The subject property is located along 159th Street, west of 84th Avenue. The site is comprised of two (2) freestanding buildings surrounded by vehicle display and storage areas. The westernmost building was constructed decades ago and has changed ownership numerous times throughout the years, with the current ownership entity taking control of the property around 2001. The subject property underwent substantial improvements in 2006 that involved the construction of the easternmost standalone building to accommodate the sale of Hummer vehicles. Further renovations occurred in 2013 with the western building used for Cadillac and the eastern building used for Buick/GMC. Site Plan approval, as well as Variations to allow the second building and regarding signage, were granted with both the 2006 and 2013 developments.

ZONING & NEARBY LAND USES

The subject property is located within the **B-5 Automotive Service** zoning district. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	Orland Park	Commercial
East	B-5 Automotive Service	Commercial
South	R-6 Medium Density Residential	Single-family attached residential
West	B-5 Automotive Service	Commercial



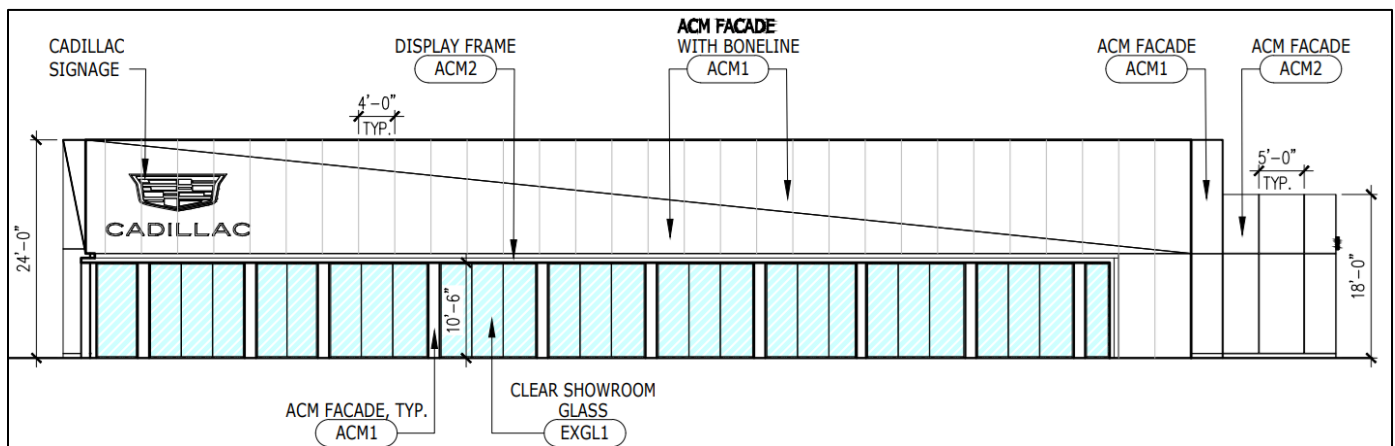
Zoning map

VARIATION REQUESTS

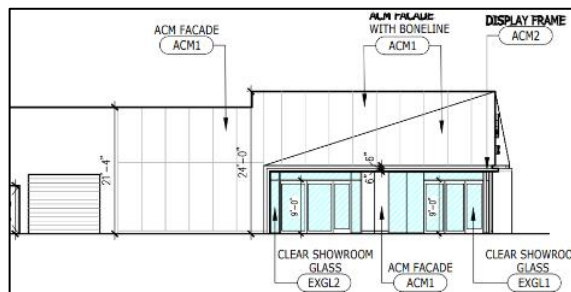
Exterior Building Materials

Section V.C.7.F. of the Tinley Park Zoning Ordinance regulates the exterior building materials of structures for commercial developments. Structures with a floor area in excess of 80,000 sq. ft. are required to be constructed *"with at least 25% of each façade with face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material as defined herein."* Section V.C.7.G. allows for alternative building materials to be allowed for *"architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any façade"*.

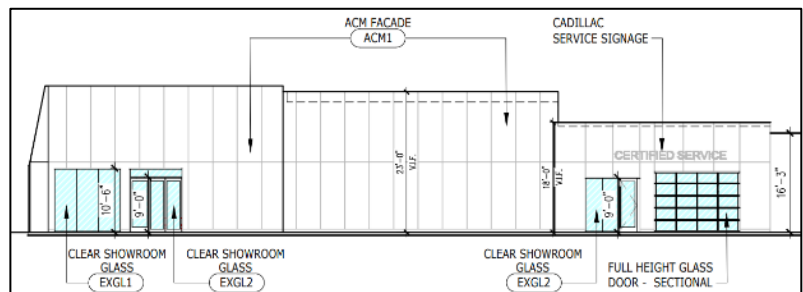
The Petitioner is requesting Variations to these code requirements to allow for a 1,300 sq. ft. addition and renovation of the existing Rizza Cadillac building with ACM (Aluminum Composite Metal) panels and glass comprising the entirety of the front façade and a significant amount (about 1/3) of the side facades. Cadillac, the automotive manufacturer, is mandating an updated look for Cadillac Dealerships using these materials. The extensive use of metal panels and glass as the sole or primary materials has become more common and can be found on other automotive dealerships in the area, including Orland Toyota and Apple Chevrolet, both to the west of the subject property. These properties did not require any zoning Variations for their exterior materials as they were remodeled prior to 2019, when the building masonry requirements were relocated from the building code to the zoning code.



Proposed Front (north) Elevation



Proposed Left (east) Elevation



Proposed Right (west) Elevation



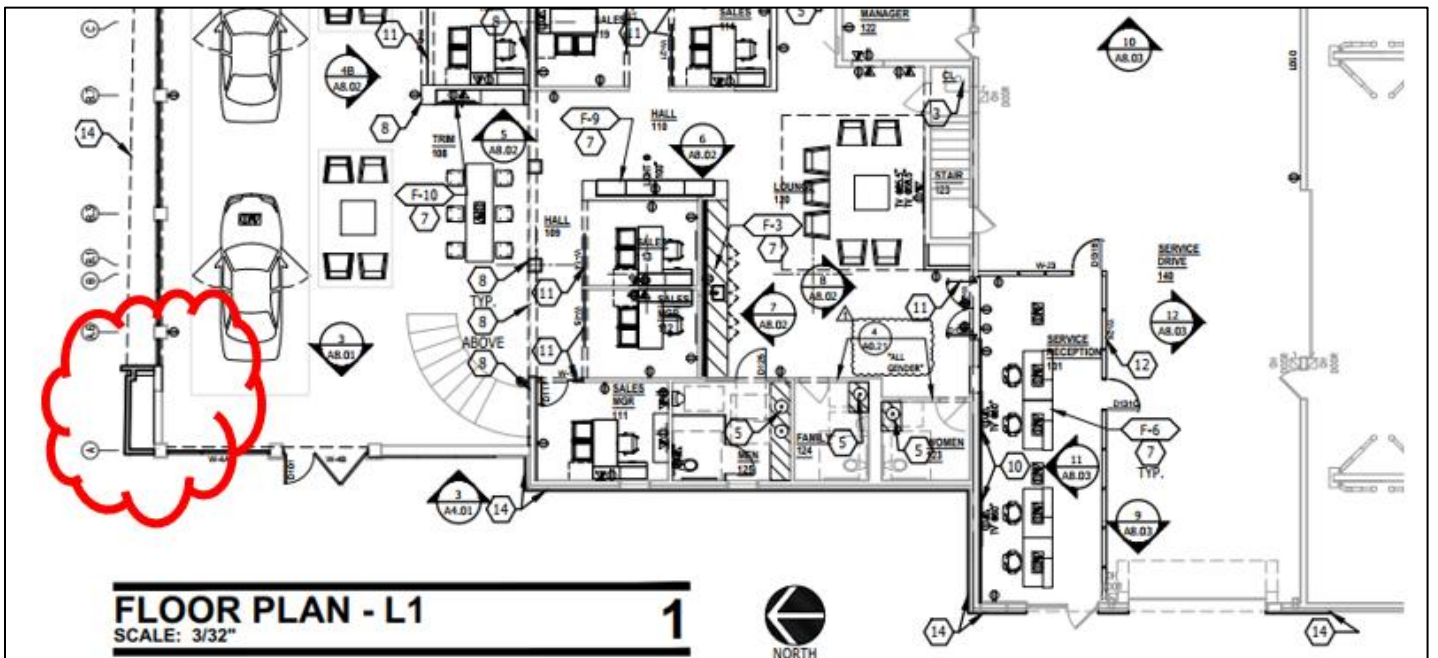
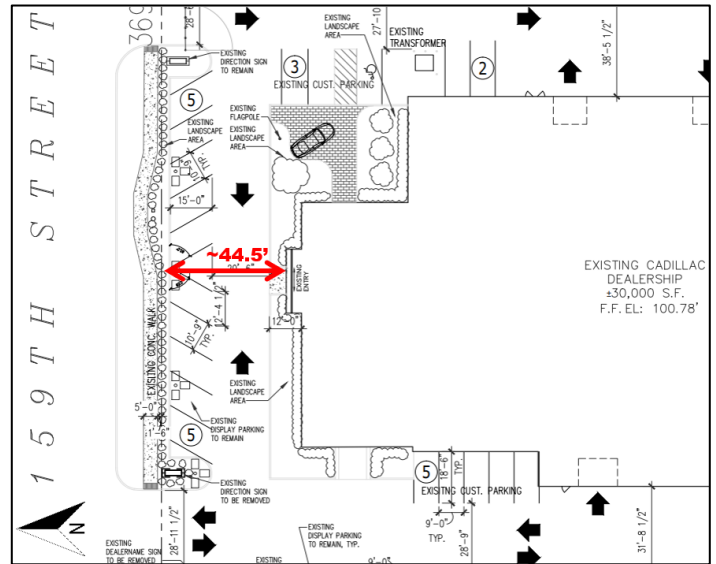
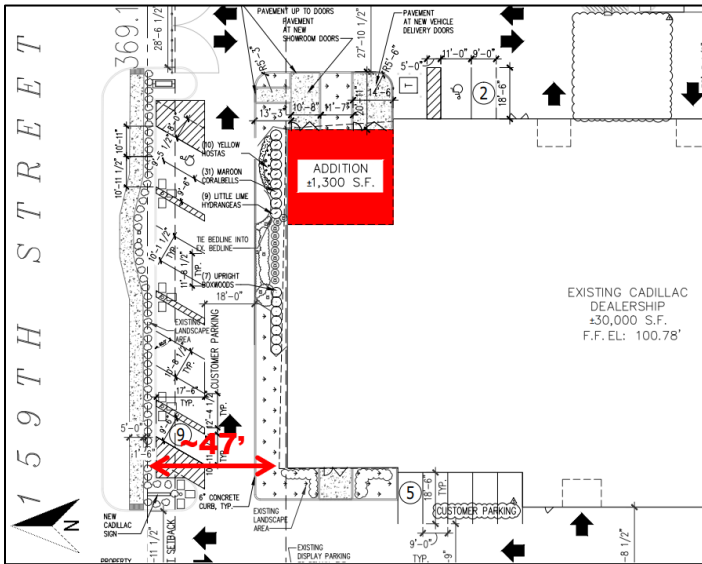
Existing Front Elevation



Existing northeast corner of building (where addition is to be located)

Front Yard Setback

An additional Variation is requested regarding the required front yard setback. Section V.B. Schedule II of the Zoning Ordinance establishes a required front yard setback of 50 feet for the B-5 Automotive Service district. With the addition and remodel, the proposed roofline design involves a geometric angle that requires the northwest corner of the building to encroach into the 50' required front yard setback by approximately 30 inches. Only the roofline is shown on the proposed site plan. However, the floor plans show a portion of the building in the northwest corner encroaching into the setback to support the roofline. The Variation request is minor but necessary for the required design intent for the façade, and the rest of the building, including the entirety of the building addition, meets the 50' setback. It should be noted that currently a portion of the building is nonconforming as it encroaches into the front setback by approximately 5.5 feet.



LANDSCAPE

Page 5 of 10

ARCHITECTURE

As previously noted, the Petitioner is requesting Variations to allow the use of ACM (Aluminum Composite Metal) panels and glass comprising as the primary building materials for the entirety of the front façade and a significant amount (about 1/3) of the side facades; instead of the required masonry. These materials are due to mandates from Cadillac, the automotive manufacturer, for an updated look for Cadillac Dealerships using these materials. The extensive use of metal panels and glass as the sole or primary materials has become more common and can be found on other automotive dealerships in the area (see images below). The applicant's submittal indicates that they would provide building sample materials for the Plan Commission meeting.



Apple Chevrolet (8585 W. 159th Street)



Orland Toyota (8505 W. 159th Street)



Bettenhausen Chrysler Dodge Jeep Ram (8355 W. 159th Street)

SIGNAGE

Signage is not part of this request. Any signage shown and any information about signage on the plans is for illustrative purposes only. Signage will be reviewed via a separate permit for compliance with applicable codes.

LIGHTING

There will be no changes to any of the existing pole-mounted lighting on the site. The applicant notes that there will be new light fixtures installed on the ACM cladding on the front of the building. Any new building-mounted lighting will be similar to existing building-mounted with an LED lamp and refactor that angles the light downward; but will be reviewed by staff to ensure compliance with applicable codes.

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 subject property is currently used as the location of two automotive sales dealerships. The requested Variation is for the larger building, serving Rizza Cadillac dealership. The requested Variations regarding building materials are due to a change in corporate design branding from Cadillac mandating it for all dealerships. The Variation for the reduced front setback is due to the geometric angle in the façade. The proposed work is an addition and remodel to an existing building, so the building cannot be located further to the rear to avoid the front setback encroachment.
2. The plight of the owner is due to unique circumstances.
The petitioner has noted that Cadillac, the automate retail manufacturer, has mandated all dealerships to update their look in a manner meeting a specific corporate design branding. Other types of commercial establishments would not have such strict mandates that would create an obstacle for the property owner in meeting the masonry requirements of the Village's code. Additionally other adjacent automotive dealerships have updated their exteriors with similar materials without the need for Variations since that was done prior to a code change for masonry requirements within the Zoning Ordinance.
3. The Variation, if granted, will not alter the essential character of the locality.
The Variation will not alter the essential character of the locality since the use of the ACM (Aluminum Composite Metal) and glass panels as the primary exterior building materials would match other automotive dealerships in the general area, including adjacent properties. The setback Variation will also not alter the essential character of the locality. There is an existing encroachment into the required front setback on the building that is being eliminated, while the requested setback Variation is less intensive.
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.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architecture

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTION TO CONSIDER

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

Motion 1 (Variation)

“...make 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.”

Motion 2 (Site Plan/Architectural Approval)

“...make 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.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1.	Application (Redacted)	Petitioner	1/27/2026
2.	Response to Standards and Criteria for a Variation	Petitioner	N.A (Rec'd 2/24/2026)
3.	Plat of Survey	Burke & Associates, Ltd.	N.A (Rec'd 1/27/2026)
4.	Site Plans	Simon Design Group, LLC	Rev. 2/23/2026
5.	Proposed Floor Plan	Simon Design Group, LLC	Rev. 1/19/2026
6.	Elevations and Rendering	Simon Design Group, LLC	Rev. 2/23/2026

PLAN COMMISSION STAFF REPORT

March 19, 2026 –Public Hearing

Petitioner

Lisa Fontana on behalf of
Live Nation Worldwide,
Inc.

Property Location

19100 Ridgeland Ave.

PIN

31-06-406-001-0000
31-06-405-001-0000
31-06-404-002-0000
31-07-102-003-0000
31-07-200-002-0000
31-07-201-002-0000

Zoning

ORI PD (Office Restricted
Industrial, I-80 World
Music Center PUD)

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka, AICP
Senior Planner

Live Nation Worldwide, Inc. – Credit Union 1 Amphitheater: Special Use for Festoon Lighting

19100 Ridgeland Avenue



EXECUTIVE SUMMARY

The Petitioner, Lisa Fontana of Live Nation Worldwide, Inc., is seeking 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. Site Plan/Architectural Approval is also being sought.

The Petitioner states the festoon lighting is part of their larger “AMP 2.0” remodeling project for the amphitheater, scheduled prior to the 2026 concert season. The festoon lighting is the only element of the AMP 2.0 project requiring Special Use zoning entitlement approval.

The festoon lighting will be hung on steel cable wires supported by structural posts in four open-air “hang-out” turf pavilion areas furnished by seating for guests. The Petitioner states the purpose of the lights provide guests safety while keeping light pollution at a minimum to not impede on artists’ performances. The Petitioner states the lighting is strategically located in the center of the site within the North and South plaza areas, surrounded by food and beverage outlots.

EXISTING SITE & HISTORY

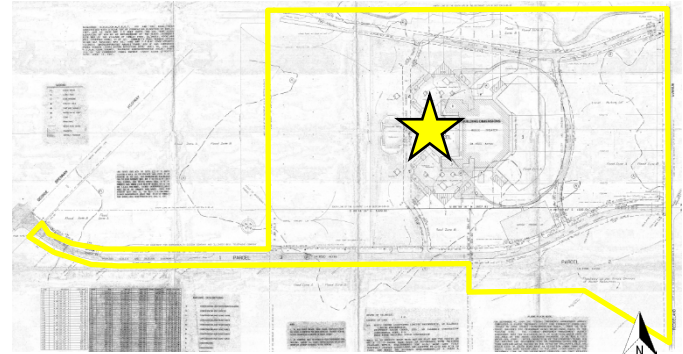
The subject property is the outdoor music theater (amphitheater) bound between Oak Park Avenue and Ridgeland Avenue, between North and South Access Roads, respectively east of Harlem Avenue and the terminus of 191st Street. The entire property, bound in *red*, is over 100 acres. The Petitioner provided a dated land title survey which shows the majority of the assembled property with exception of the far west parcel used for the more remotely located parking.



Location Map

The amphitheater property includes the performance facilities (stage, back of house areas, etc.), lawn seating, parking, detention, as well as structures and plaza areas directly servicing guests (open space with food & beverage outlets, merchandise and lawn chair rental stands, other front of house areas, etc.). A large portion of the plaza areas currently is paved, and includes numerous small-scale buildings.

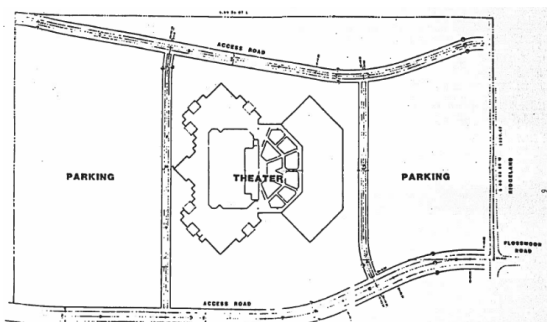
The amphitheater has undergone changes to its name and property features over the years. The original zoning entitlement approval was Rezoning & Special Use for the I-80 World Music Center Planned Unit Development, approved in 1988 as Ord. 88-O-091. This ordinance noted that the originally approved 80 acres was designed and landscaped to shield adjoining properties from the view of the auditorium and to minimize the noise impact on surrounding property. The ordinance additionally noted the use was intended to stimulate commercial growth, increase employment opportunities in the Village and spending by non-residents and increased tax revenue for the Village. Subsequently, areas immediately surrounding the subject amphitheater property have undergone zoning entitlement and development under the "I-80 World" naming, however no additional zoning entitlement (aside from issuance of building permits) has occurred for changes on the amphitheater property itself. Over the years, some of the changes on the property mainly included new structures and additional parking. Currently, the Petitioner is working with the Village



Land Title Survey



Aerial Detail of Plaza, Performance Facility, and Lawn Area



Site Plan in Original Approval Ord. 88-O-091

Community Development staff while undergoing the building permit approval process for the latest remodeling project, “AMP 2.0”.

ZONING & NEARBY LAND USES

The subject property is located within the **ORI Office Restricted Industrial Zoning District**. The property is within the **I-80 World Music Theater PUD**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	M-1 PD (General Manufacturing First Industrial Realty & Trust); unincorporated	stormwater pond; vacant
East	unincorporated	vacant
South	R-2 PD	Odyssey Golf Club
West	B-3 PD (General Business & Commercial Odyssey Entertainment District)	vacant

SPECIAL USE FOR SUBSTANTIAL DEVIATION / ZONING EXCEPTION NEEDED

The Petitioner has submitted several building permit applications for the currently proposed “AMP 2.0” remodeling project. The permit application and plan drawings identify several site improvements, including a new food & beverage linear bar structure, renovations to the merchandise and lawn chair stands, a concrete pad for a food truck, four new “hang-out” turf areas with seating, some overhead canopy sail coverings, planters, signage (mostly internal wayfinding), kitchen remodeling, and festoon lighting. Village Community Development Staff reviewed the full submittal, and determined, based on the Zoning Ordinance code requirements, that all of the proposed site improvements are by-right, except for the festoon lighting, which will require approval for a Special Use for Substantial Deviation to the PUD as a zoning exception.

Zoning Ordinance Code Requirements:

Section IX.M.6.: In the Zoning Ordinance festoon lighting is defined as a “*type of lighting is characterized by large, round light bulbs strung along a cord. This type of lighting is typically used for special events*”. Festoon lighting is regulated specifically in the Zoning Ordinance’s sign code Section IX.M.6., under the list of “*Prohibited Signs and Lighting*” as “*pennants, streamers, and festoon lights unless authorized by the Zoning Administrator or their designee*”. This code would alone allow for administrative discretionary approval by Staff.

Section V.C.9.: However, the lighting is also regulated via general exterior lighting requirements in the Zoning Ordinance’s District Regulations, Performance Standards for Glare, in Section V.C.9. This section states all public outdoor lighting shall conform with luminaire design factors including no uplighting (“U0” rating) for building and parking areas. The section further states that sag lenses are prohibited use on all site lighting luminaries, and that all new fixtures shall have flat lenses. The festoon lighting would not meet this regulation by-right, thus requires zoning entitlement. Deviations from the Zoning Ordinance when within a PUD are considered exceptions rather than variations when located within a PUD and do not require the standard findings of fact for a Variation. Exceptions are rather looked at in terms of their conformance to their overall PUD’s design and goals.

The festoon lighting is thus being excluded from the current AMP 2.0 site improvement permits. This exclusion stipulation allows the other by-right elements of the project to proceed while the festoon lighting zoning entitlement is underway. The Petitioner will apply for separate building permit for the festoon lighting upon the Special Use zoning entitlement approval.

PROPOSED USE

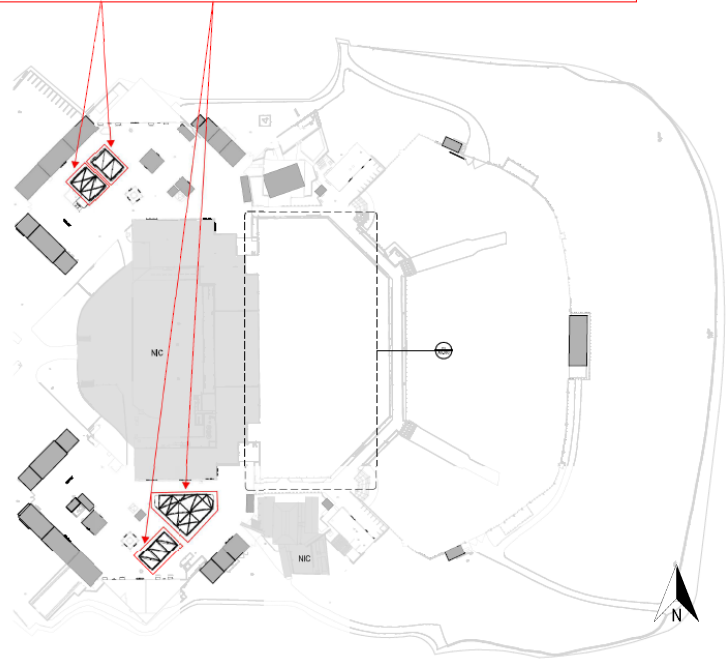
The Petitioner states the proposed festoon lighting is part of their larger “AMP 2.0” remodeling project for the amphitheater, scheduled prior to the 2026 concert season. The festoon lighting is the only element of the AMP 2.0 project requiring Special Use zoning entitlement approval. The Petitioner’s drafted response to standards states the remodeling project will help attract more guests and performing artists, noting that in 2025 the venue held 35 shows with 481,178 guests. The Petitioner states the guests directly contribute to the economic development of the Village via patronage to local hotels, restaurants, shopping, and gas stations.

The festoon lighting will be hung on steel cable wires supported by structural posts in four open-air “hang-out” turf pavilion areas furnished by seating for guests. The Petitioner states the purpose of the lights provide guests safety while keeping light pollution at a minimum to not impede on artists’ performances.

The Petitioner’s drafted response to standards states the lighting will help illuminate the otherwise dimly lit four “hang-out” areas. The Petitioner states the lighting is strategically located in the center of the site within the North and South plaza areas, surrounded by food and beverage outlots. Two of the “hang-out” areas are grouped together in the north plaza, and another two in the south plaza. The four areas range from 1,750 sq. ft. to ~4,000 sq. ft.

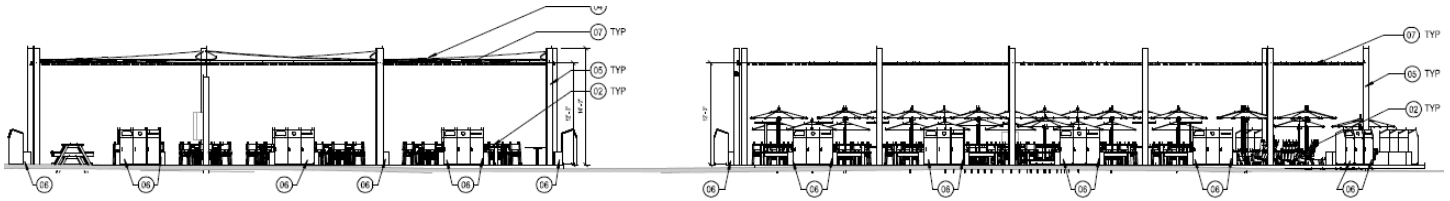
The Petitioner has provided a location plan that illustrates their central locations. Staff acknowledges these locations are internally within the site with respect to the property’s boundaries. Staff has provided approximate measurements via GIS software noting the substantial distances to the closest instance of adjacent properties and public right-of-way. It is over 450 feet to the adjacent north property (stormwater pond/vacant), and over 460 feet to the adjacent south property (north edge of Odyssey Golf Club). It is over 1,160 to neighboring property southwest of the amphitheater’s property (vacant); over 1,300 feet to Ridgeland Avenue; and over 1,800 feet to Oak Park Avenue.

FESTOON LIGHTING LOCATIONS

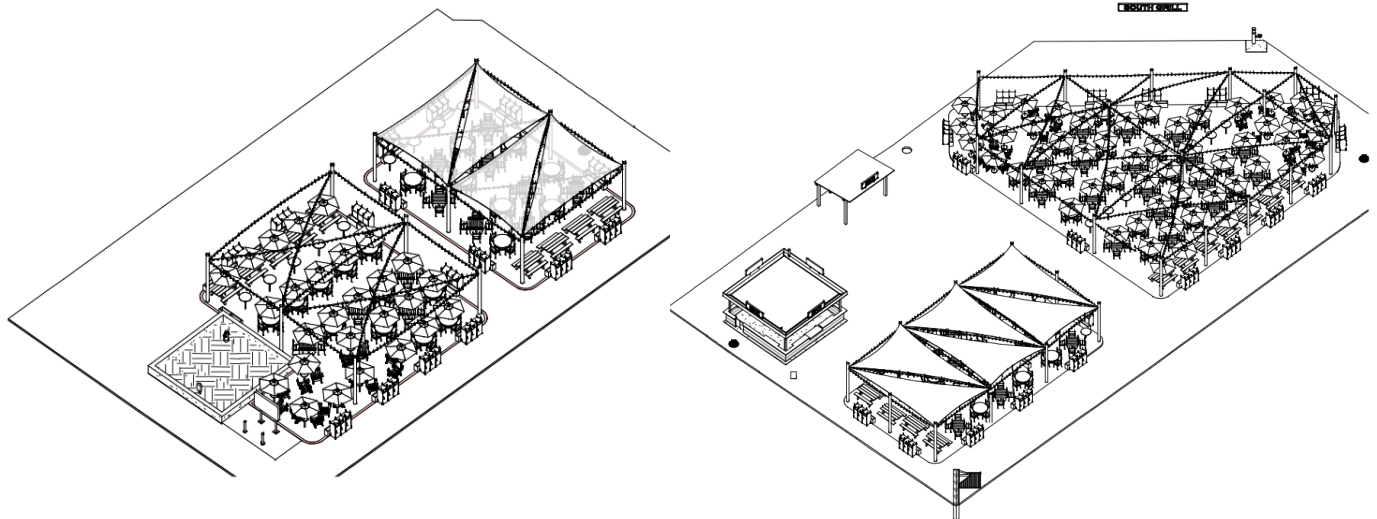
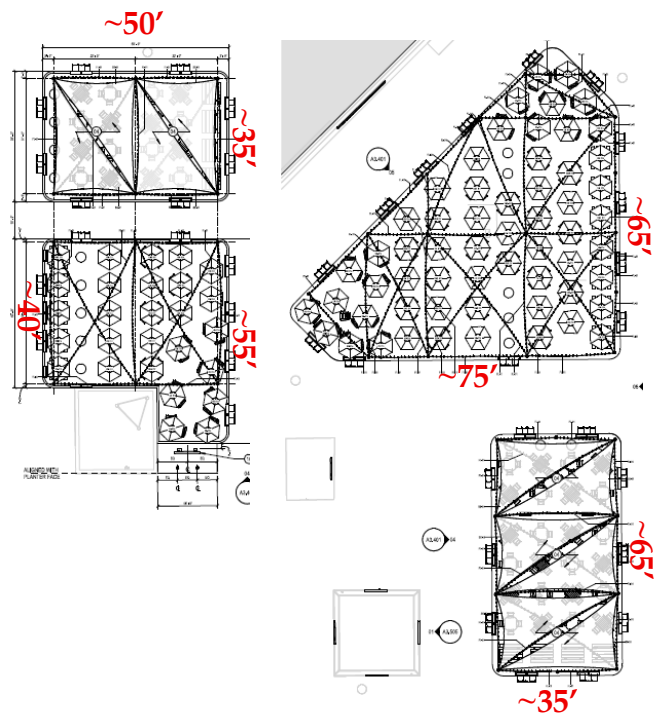


Approximate Measurements From Proposed Festoon Light Areas to Adjacent Properties and Public Rights-Of-Way (by Staff per GIS Software)

The Petitioner has provided plan information on the festoon lighting. The lights will be strung 12'-3" high, and are currently proposed in two areas will include an overhead canopy sail covering (up to 14' in height) over the lights. The lights will be strung in a grid and diagonal pattern format. Where present, the canopy sail covering will reduce uplighting. The lights will be a soft 2700K correlated color temperature, specified for commercial-grade heavy-duty outdoor use. The Petitioner's drafted response to standards identifies the festoon lighting is removable.



Elevations for the Two Hang-Out Areas at South Plaza



Renderings for Design Intent Only, Plan and Axonometric views of South (left) and North (right) Plazas

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

Architectural

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial

buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.

- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

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. The festoon lighting will aid in the safety for guests by illuminating dimly lit "hang-out" pavilion areas.
- 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. The amphitheater is in the center of over 100 acres, making the festoon lighting at the "hang-out" pavilion areas a substantial distance to adjacent property and public right-of-way. The height of the lighting is considered to not be of intrusive scale.
- 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 will not impede the normal and orderly development and improvement of surrounding property. The festoon lighting is appropriate to the use of the subject property, and its location is internal to the subject property and thus a substantial distance to adjacent property and public right-of-way. The height of the lighting is considered to not be of intrusive scale.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
Utilities, access roads, drainage, and other necessary facilities will remain unchanged by the installation of the festoon lighting.
- 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
The festoon lighting will improve the ingress and egress of pedestrians internally navigating within the site. The vehicular ingress and egress of the site will not be affected.
- 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.
The Petitioner has indicated that 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.

As part of the AMP 2.0 remodeling project's design standards for Live Nation Worldwide Inc., the festoon lighting will contribute to positive economic impact by attracting more guests as well as more performing artists. Guests attending the performances directly contribute to the economic development of the Village via patronage to local hotels, restaurants, shopping, and gas stations.

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

MOTIONS TO CONSIDER

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

Motion 1 (Special Use for A Substantial Deviation to the PUD):

"...make 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.

Motion 2 (Site Plan/Architectural Approval):

"...make 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.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Planning & Zoning General Application (Redacted)	Petitioner	2/20/2026
2	Special Use Addendum and Response to Standards	Petitioner	N/A, Rec'd. 2026/03/04
3	Petitioner Narrative	Petitioner	N/A, Rec'd. 2026/03/04
4	Project Directory (Redacted)	Petitioner	N/A, Rec'd. 2026/03/04
5	Land Title Survey	Area Survey Company	10/12/1990
6	Legal Description	Petitioner	N/A, Rec'd. 2026/03/04
7	Festoon Lighting Plan Drawings – Highlighting Festoon Lighting Locations	Gensler	2/10/2026
8	Festoon Lighting Manufacturer Specification Cut Sheet	Sival	2/18/2026



Interoffice Memo

Date: March 27, 2026

To: John Urbanski, Public Works Director
Pat Carr, Village Manager

From: Kyle Vester, Village Engineer

Subject: Bechstein Parking Lot Improvements – Change Orders 1, 2, 3, 4 & Phase III Construction

Prepared for the March 3, 2026 Committee of the Whole and April 7, 2026 Village Board Meeting for consideration and possible action.

Description: The Village Board approved a contract with McGill Construction LLC of Frankfort, IL for the construction of Phases I and II of the Former Bechstein Site Parking Lot for a total of \$1,206,589.11 on August 19, 2025. During construction, unanticipated costs related to the underground storage tanks and disposal of contaminated soils, in addition to needed changes to the electrical service, fiber optic installation, and stormwater infrastructure were found.

Due to the pricing we received with the bidding and the overall available budget, we have sufficient funding for Phase III of the parking lot improvements that includes abatement and demolition of the existing gun range and construction of additional parking area connecting to the Phase I and II improvements.

Description	Amount
Electrical modifications – undergrounding of existing service	\$39,103.00
Addition of trench drain & storm sewer	\$27,224.82
Fiber conduit, and handholes	\$53,556.75
Underground storage tanks, soil disposal, gun range abatement and demolition, Phase III parking lot improvements + contingency	\$483,000
Total:	\$602,884.57

We are requesting approval of an additional \$602,884.57 be added to the construction contract for a total not-to-exceed contract value of \$1,809,473.68 which includes approximately 13% contingency. This would be an increase of 49.97% to the original contract.

Staff Direction Request:

1. Approve change orders and Phase III addition to the construction contract with McGill Construction LLC in the not-to-exceed amount of \$1,809,473.68.
2. Direct Staff as necessary.





Interoffice Memo

Date: March 27, 2026
To: Pat Carr – Village Manager
From: John Urbanski – Public Works Director
Subject: Bulk Fuel Purchase

Presented at the April 7, 2026 Committee of the Whole and Village Board Meetings for consideration and possible action.

Description: The Village is about to end their one (1) year agreement with Al Warren Oil Company, Inc. to participate in a fixed cost bulk fuel program for both gasoline and diesel fuel. As was discussed previously, there are several benefits to this type of program. These benefits include, but are not limited to:

- One Vendor – Previous to the bulk fuel contract, the Village purchased bulk fuel from several different vendors based on the market prices at the time fuel is needed. Having one vendor provide fuel to the Village helped to reduce/safeguard any potential issues from multiple vendors delivering fuel to the Village (bad load of fuel, damage to equipment, etc.).
- Known Fuel Costs – Under the bulk fuel contract, the Village had fuel cost for the vast majority (if not all) of the fuel needed in any given year. This information helps the Village more accurately budget for fuel costs during any given fiscal year.
- Emergency Fuel Needs – Having one fuel vendor may assist the Village in acquiring fuel during emergency situations.

Staff Assessment of Al Warren Oil Company, Inc.: The Public Works Department has utilized the recommended vendor for over ten (10) years and has had very positive experiences with the customer service, equipment service and fuel deliveries being provided by Al Warren Oil Company, Inc. within their scheduled time frame.

Contract Details: The previous contract locked in a flat rate per gallon for both unleaded and diesel fuels at an established baseline quantity of historical usage at approximately 80% each month. This baseline was typically met, and once exceeded, the cost per gallon is charged to meet OPIS regional rates (which still fall below “street values”).

Due to the method of the futures market vs. board meeting scheduling it is recommended that the Village Board grant the Village Manager the authority to finalize 6 (six) month a contract immediately subsequent to the approval. Therefore, Al Warren Oil Company, Inc. offers a range of what the market is currently at:

- Unleaded - \$3.15 - \$3.25 per gallon * Plus applicable taxes
- Diesel - \$3.75 - \$3.85 per gallon * Plus applicable taxes

Staff Direction Request:

1. Approve contract with Al Warren Oil Company, Inc. and Village Manager authority to lock in per gallon rates at amounts approximate to those stated.
2. Direct Staff as necessary.

PUBLIC COMMENT

STAFF COMMENT

BOARD COMMENT

EXECUTIVE SESSION