



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

April 16, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 16, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on April 16, 2026, at 7:08 p.m.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Andrae Marak
Amanda Martinez

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

Petitioners: Mohamad Ghaddar (item 1)
Izzet Frenkel, N&M Landscaping (item 2)
Michael Villapiano, N&M Landscaping (item 2)
Harriet Basiorka, Mars2 Realty (item 2)
Joe Rueck, Volt Home Pros (item 3)

Members of the Public: None

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

APPROVAL OF THE MINUTES – Minutes of the March 19, 2026 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER GATTO made a motion to approve the minutes of the March 19, 2026 Plan Commission meeting. COMMISSIONER MANI seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2026 REGULAR MEETING

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

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

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Andrae Marak
Amanda Martinez

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

Petitioners: Mohamad Ghaddar

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

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

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. Mohamad Ghaddar was sworn in.

Mr. Ghaddar said that he was making the request to extend a fence into the secondary front yard due to the property's location on a high-traffic, high-speed roadway. He noted that he spoke with

several neighbors and revised his proposal to address their concerns which were centered on maintaining visibility at the intersection of 94th Avenue at Sutton Place. He noted that his proposed fence location is similar to other properties in the area which have also been granted Variations for fences along 94th Avenue property lines.

COMMISSIONER MANI said he supported allowing a fence in the proposed location to maximize backyard space.

COMMISSIONER SEPESSY noted that he often observes speeding along 94th Avenue.

CHAIRMAN GRAY thanked Mr. Ghaddar for his thorough presentation and for including all the supporting materials provided with the application.

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

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

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Variation to the Petitioner Mohamad Ghaddar, from Section III.J. (Fence Regulations) of the Tinley Park Zoning Ordinance to allow for the construction of a six-foot privacy fence in the Secondary Front Yard for the Property located at 9343 Sutton Place in the R-3 Single-Family Residential Zoning District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the April 16, 2026 Staff Report. COMMISSIONER MONTALVO seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2026 REGULAR MEETING

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

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

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Andrae Marak
Amanda Martinez

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

Petitioners: Izzet Frenkel, N&M Landscaping
Michael Villapiano, N&M Landscaping
Harriet Basiorka, Mars2 Realty

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

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

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak. The Petitioners declined.

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

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

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

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

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 16, 2026 REGULAR MEETING

ITEM 3: PUBLIC HEARING – VOLT HOME PROS, LLC – 18521 SPRING CREEK DRIVE, SUITE D – SPECIAL USE FOR A CONTRACTOR’S OFFICE

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

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Andrae Marak
Amanda Martinez

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

Petitioners: Joe Rueck, Volt Home Pros

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

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

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner declined.

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

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

Mark Herman presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant a Special Use for a Contractor's Office and Shop in the North Creek Business Center PUD to the Petitioner, Joe Rueck of Volt LLC (dba Volt Home Pros), at 18521 Spring Creek Drive Suite D in the ORI PD (Office and Restricted Industrial, North Creek Business Center PUD) Zoning District. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the May 5, 2026 Village Board meeting.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, requested that each Commissioner complete their Statement of Economic Interest before the May 1, 2026 deadline.

He noted that the issues 7 Brew was experiencing with IDOT were resolved.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:49 p.m.