



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

March 19, 2026 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the March 5, 2026 Regular Meeting

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

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

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

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

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

March 5, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Kallsen Conference Center located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 5, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 5, 2026, at 7:00 p.m.

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

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

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Trace Vandenberg, Vandenberg Construction, LLC (item 1)
Mike Kociolek, United Gymnastics Academy, LLC (item 2)
Katarzyna Orzechowski, DT Group, LLC (item 3)

Members of the Public: None

COMMUNICATIONS – Michael Coleman, Comm. Development Director introduced Mark Herman as the new Planning Manager.

APPROVAL OF THE MINUTES – Minutes of the January 15, 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 January 15, 2026 Plan Commission meeting. COMMISSIONER SEPESSY seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRACE VANDENBERG – 9318 PLEASANT AVENUE – VARIATION FOR SECONDARY FRONT YARD SETBACK

Consider recommending that the Village Board grant Trace Vandenberg on behalf of Vandenberg Construction, LLC, a Variation 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.

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

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

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Trace Vandenberg, Vandenberg Construction, LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GATTO 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 had no comments.

COMMISSIONER MARAK noted a preference that if there are homes like this in the area to change the regulations to address; other than that no questions or comments.

COMMISSIONER GATTO agreed with COMMISSIONER MARAK's comments.

COMMISSIONER SEPESSY had no comments to add.

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

CHAIRMAN GRAY concurs and notes the request meets the standards for a Variation; specifically with it being a corner lot the same size as the interior lots, the impact of meeting the minimum dwelling size, and the proposed home fitting with the character of the area.

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

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

Mark Herman, Planning Manager, presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER HAMILTON made 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

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 2: PUBLIC HEARING – UNITED GYMNASTICS ACADEMY – 6805 159TH STREET – SPECIAL USE FOR COMMERCIAL INDOOR RECREATION >3,500 SQUARE FEET

Consider recommending that the Village Board grant 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.

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

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

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Mike Kociolek, United Gymnastics Academy, LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

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

CHAIRMAN GRAY noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner had no comments.

COMMISSIONER HAMILTON noted that the previous owner entity and the new owner entity were very similar.

The Petitioner, Mike Kociolek, was sworn in. He stated that a previous business partner had sold his equity stake in the company so ownership had to be transferred to a new legal entity. He said the company changed its ownership structure and updated the legal ownership entity across multiple locations.

CHAIRMAN GRAY asked if anyone from the public wished to speak on the item. None came forward.

CHAIRMAN GRAY 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.

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant a Special Use for Commercial Indoor Recreation (greater than 3,500 square feet) to the Petitioner, Linfu (“Frank”) Zhang of United Gymnastics Academy, LLC, in the B-2 Community Shopping Zoning District.

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 3: PUBLIC HEARING – DT GROUP, LLC – 8201 183RD STREET SUITE K – SPECIAL USE FOR A CONTRACTOR’S OFFICE

Consider recommending that the Village Board grant Katarzyna Orzechowski of DT Group, 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
Andrae Marak
Steve Sepessy

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

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Katarzyna Orzechowski, DT Group, LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

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

CHAIRMAN GRAY noted the proof of publication.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner had no comments.

COMMISSIONER MARAK noted a discrepancy in the staff report relating to whether or not warehousing of items was part of the proposal.

Michael O. Whalen clarified that the Petitioner stated that they would use the space to store the businesses equipment, rather than materials like cabinets to be used on jobs.

CHAIRMAN GRAY asked if anyone from the public wished to speak on the item. None came forward.

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

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER HAMILTON 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 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.

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 4: PUBLIC MEETING – ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2025.

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

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

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: None

Members of the Public: None

CHAIRMAN GRAY introduced this item to noted that this is to recommend adopting the zoning map and directed staff to detail the changes.

Lori Kosmatka presented the staff report. She noted the Plan Commission may provide comments and do a voice vote of recommendation for the item to go to Village Board.

CHAIRMAN GRAY asked the Commissioners if they had any comments. There were no comments. He asked for a voice vote on items to go to Village Board. All members stated aye (5-0).

The item was noted it is anticipated to go to Village Board meeting on April 7, 2026.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Community Development Director provided an update.

- 7 Brew Coffee - Anticipates opening in the first week of April. There had been a delay due to conflict with the underground electrical conduit servicing traffic signals and the sanitary line. Due to IDOT moratorium prevented any work until asphalt plants opened.
- Sportsdome – Going vertical soon, hopefully June; ComEd is out there this week to provide power which is needed to inflate the dome. Then the accessory support building with restaurant would be next. There is a potential paintball use in the smaller dome. Also getting interest for restaurants on 191st.
- McDonalds (Brookside Creek) – in the permit process, waiting for revised plans.
- Tru Hotel – Engineering, Fire Department, and Planning comments; when those are addressed permit can be approved.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:42 p.m.

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.

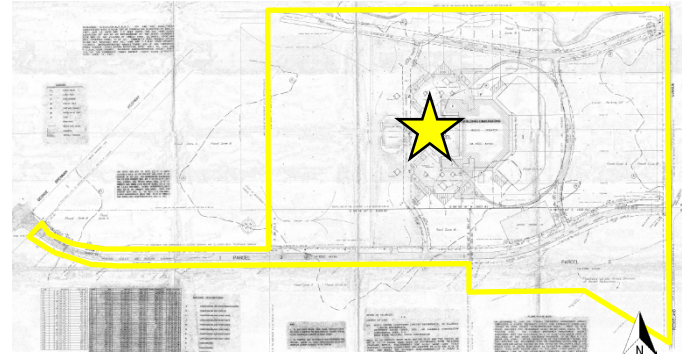
The festoon lighting will be hung on steel cable wires supported by structural posts in four open-air “hang-out” turf pavilion areas furnished by seating for guests. The Petitioner states the purpose of the lights provide guests safety while keeping light pollution at a minimum to not impede on artists’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



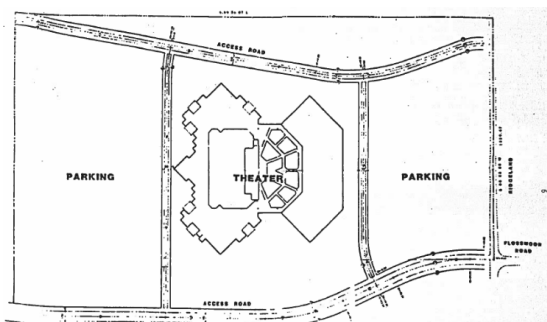
Land Title Survey

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.



Aerial Detail of Plaza, Performance Facility, and Lawn Area

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



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

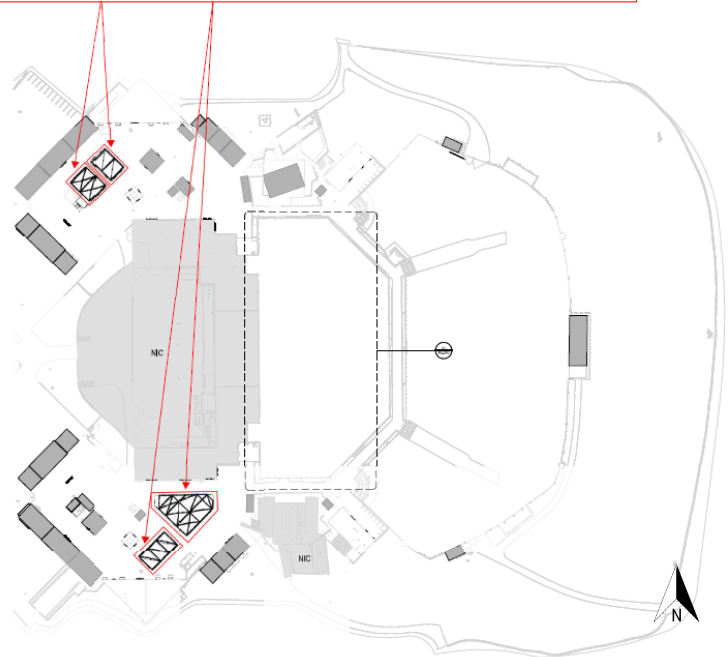
The Petitioner states the proposed festoon lighting is part of their larger “AMP 2.0” remodeling project for the amphitheater, scheduled prior to the 2026 concert season. The festoon lighting is the only element of the AMP 2.0 project requiring Special Use zoning entitlement approval. The Petitioner’s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

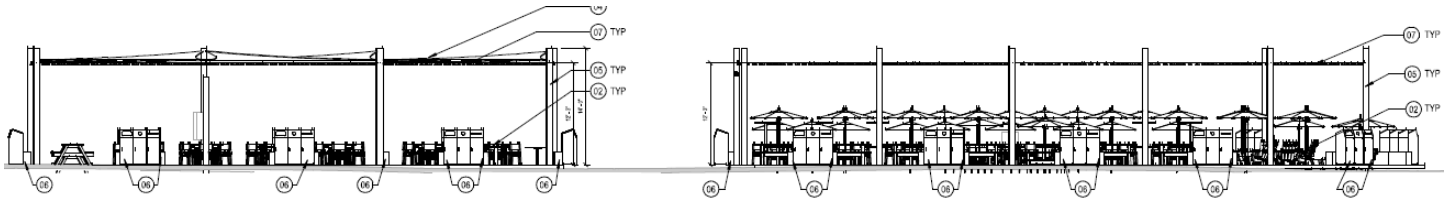
The Petitioner has provided a location plan that illustrates their central locations. Staff acknowledges these locations are internally within the site with respect to the property’s boundaries. Staff has provided approximate measurements via GIS software noting the substantial distances to the closest 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

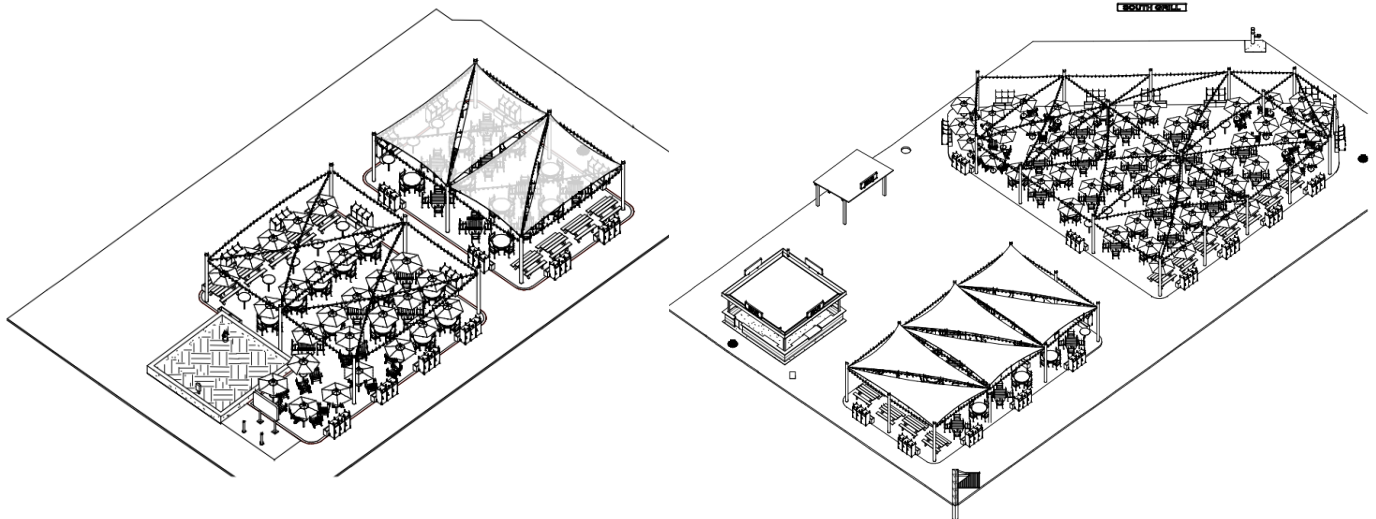
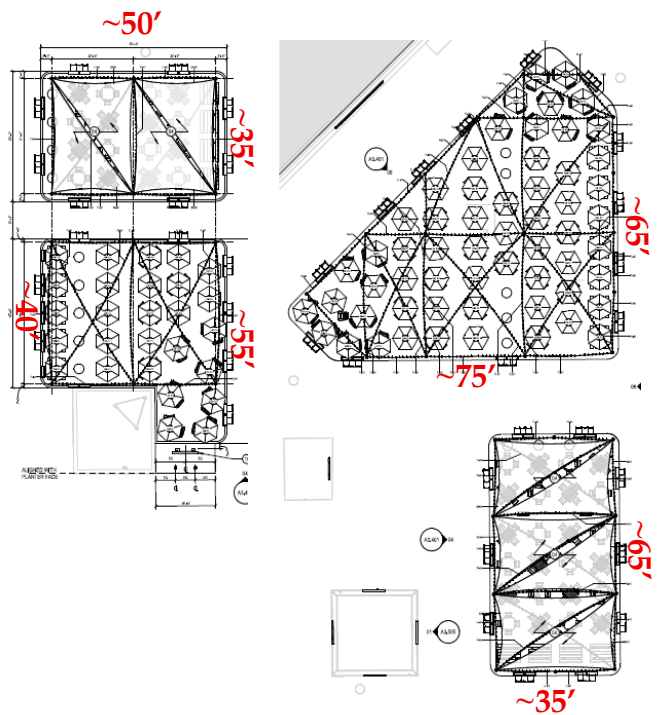


Approximate Measurements From Proposed Festoon Light Areas to Adjacent Properties and Public Rights-Of-Way (by Staff per GIS Software)

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



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: CU1 Tinley Park AMP 2.0

Project Description: Festoon Lighting as part of AMP 2.0

Project Address: 19100 Ridgeland Ave **Property Index No. (PIN):** 31-06-406-001-0000

Zoning District: ORI PUD **Lot Dimensions & Area:** 1,650' x 2,550'/105 acres

Estimated Project Cost: \$ 10,000

Additional PINs: 31-06-405-001-0000
31-06-404-002-0000
31-06-404-003-0000
31-07-102-003-0000
31-07-200-002-0000
31-07-201-002-0000

OWNER OF RECORD INFORMATION

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

Name of Owner: Lisa Fontana **Company:** Live Nation Worldwide, Inc
(On behalf of Live Nation Worldwide, Inc)

Street Address: 155 N. Carpenter **City, State & Zip:** Chicago, IL 60607

E-Mail Address: _____ **Phone Number:** _____

APPLICANT INFORMATION

☒ **Same as Owner of Record**

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

Name of Applicant: Lisa Fontana **Company:** Live Nation, Inc

Relation To Project: Construction Manager

Street Address: 155 N. Carpenter **City, State & Zip:** Chicago, IL 60607

E-Mail Address: _____ **Phone Number:** _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): Lisa Fontana (On behalf of Live Nation)

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: 2/20/26

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

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

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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

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

see attached document

- 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.**

see attached document

- 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.**

see attached document

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

see attached document

- 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.**

see attached document

- 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.**

see attached document

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

see attached document

Tinley Park Special Use Addendum

Standards and Criteria

Credit Union 1 Amphitheater

AMP 2.0 Project

- 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.**
 - a. Festoon lighting will aid in safety for guests by illuminating dim lit areas in the pavilions.

- 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.**
 - a. The proposed Festoon lighting and perimeter signage will not be injurious to the use and enjoyment of other property in the immediate vicinity. Credit Union 1 is in the center of approximately 105 acres, making the interior pavilions that will hold the Festoon lights not visible to neighboring properties.

- 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**
 - a. The Festoon lighting is removable, if needed, and will not impede the normal and orderly development of the surrounding property.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**
 - a. Utilities, access roads, drainage, or other necessary facilities will remain untouched by the installation of 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.**

- a. The festoon lighting will also improve ingress and egress by illuminating the center areas of the pavilions.

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

- a. The festoon lighting have been reviewed by Live Nation's licensed architect, electrical engineer, structural engineer and civil engineer and will conform to all local codes and regulations.

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

- a. The AMP 2.0 project will update CU1 Amphitheater to Live Nation's new design standards which include the Festoon Lighting. These updates will help attract more guests as well as performing artists. In 2025, CU1 held 35 shows from May to October which brought 481,178 guests to the facility. Our Guests directly contribute to the economic development of Tinley Park by staying in local hotels, eating at local restaurants, shopping at local stores, filling up at local gas stations, etc.

Tinley Park Site Plan Addendum

Project Narrative

Credit Union 1 Amphitheater

AMP 2.0 Project

Live Nation has begun revitalizing Amphitheaters nationwide to fall in line with updated branding; Project name **AMP 2.0**. This new design concept brings back to nostalgic American summers where outdoor concerts in local amphitheaters, cold beer and epic sunsets are all fundamental parts of tradition. Outdoor music elicits a feeling of freedom, escape and pure bliss shared in unison with all in attendance. In this concept, the freedom of open road meets the electrifying pulse of live music, our visual identity pays tribute to the straightforward, vernacular signage that marks road trips and pit stops, both past and present.

Credit Union 1 in Tinley Park, IL has been selected as one of Live Nations top performing outdoor Amphitheatre's to undergo the AMP 2.0 remodel prior to the 1st concert of the Season in May 2026. **As part of AMP 2.0, Live Nation will need to apply for a Special Use addendum for Festoon lighting.**

Festoon Lighting:

The festoon lighting will be hung on steel cable wires by structurally supportive posts over (4) open-air turf hang-out areas that will provide guests with colorful Adirondack chairs and picnic tables, creating inviting spaces to relax and gather. The soft 2700K lighting from the festoon lights will illuminate these areas to aid in our Guests safety while keeping light pollution at a minimum to not impede on the Artist's performance. These turf lounge areas are strategically placed in the center of the North and South pavilions, surrounded by food and beverage outlets for a convenient first pit stop for fans.

Tinley Park Site Plan Addendum

Project Directory

Credit Union 1 Amphitheater

AMP 2.0 Project

NAME	COMPANY	TITLE
Lisa Fontana	Live Nation	Project Manager
Courtney Rourke	Live Nation	CU1 General Manager
Stephanie Brantman	Live Nation	Design Director
Ryan Shea	Live Nation	VP-Capital Improvements
Dominic Kowalczyk	Construction Concepts	General Contractor
Rick Kotani	Gensler	Architect
Erin Lilly	Gensler	Architect
Tori Wallis	ARUP US, Inc	MEP Engineer
Joe Cappellino	VHB	Civil Engineer
Ben John	Workpoint Engineering	Structural Engineer
Chris Wong	Selbert Perkins Design	Signage Designer
Chad Kranz	Archetype	Signage Installer

Tinley Park Site Plan Addendum

Property Legal Description

Credit Union 1 Amphitheater

AMP 2.0 Project

PARCEL 1:

THE SOUTHWEST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

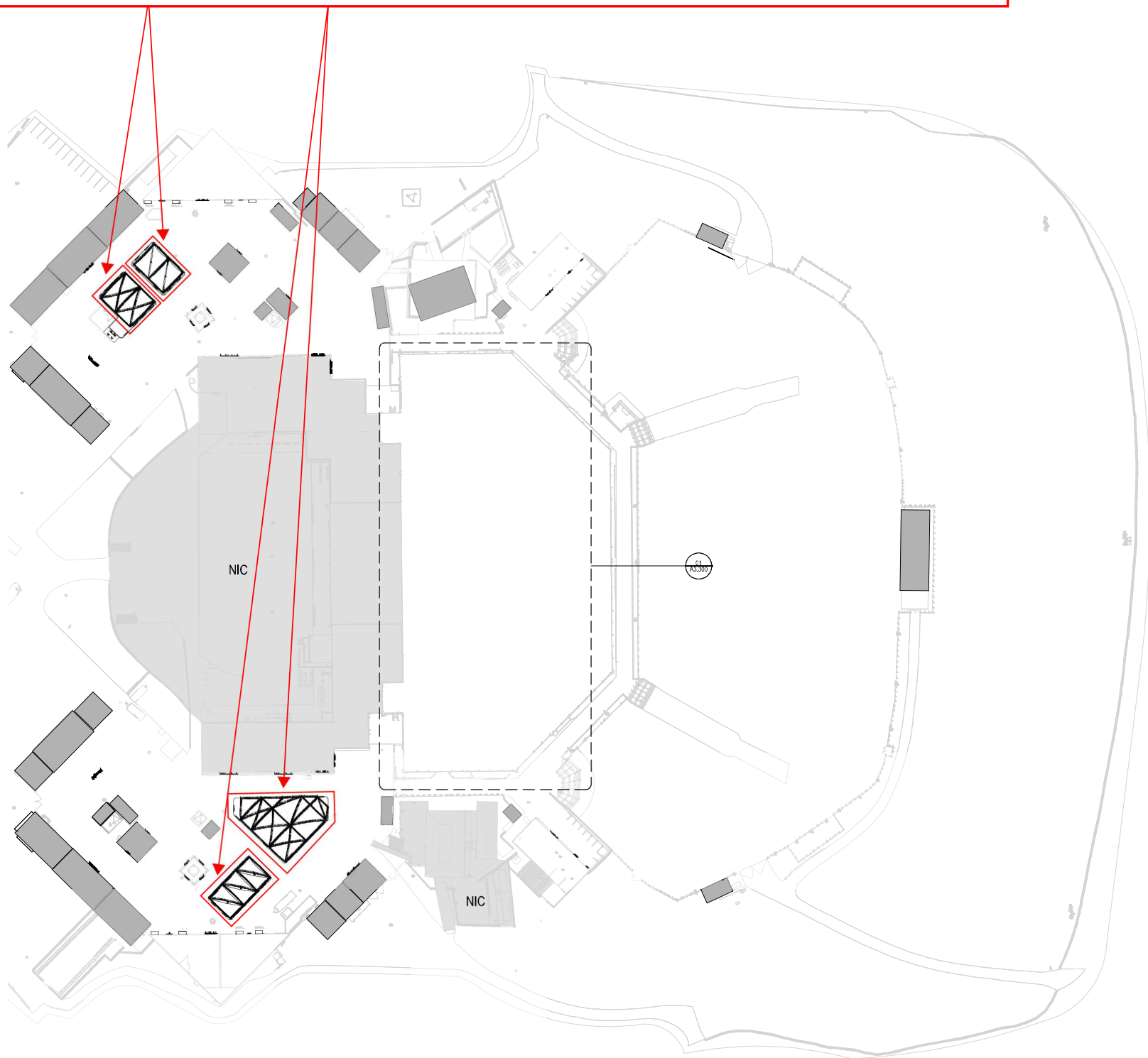
PARCEL 2:

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID NORTHEAST $\frac{1}{4}$; THENCE NORTH $89^{\circ}-58'-42''$ WEST, ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID NORTHEAST $\frac{1}{4}$, 1327.91 FEET TO THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID NORTHEAST $\frac{1}{4}$ THENCE NORTH $0^{\circ}-00'-45''$ EAST, ALONG THE LAST DESCRIBED LINE 772.36 FEET; THENCE NORTH $89^{\circ}-56'-22''$ EAST 750.37 FEET; THENCE: SOUTH $58^{\circ}-10'-54''$ EAST 679.96 FEET TO THE EAST LINE OF SAID NORTHEAST $\frac{1}{4}$; THENCE SOUTH $0^{\circ}-03'-20''$ WEST, ALONG THE LAST DESCRIBED LINE, 415.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, TOGETHER WITH THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 7; THENCE SOUTH $89^{\circ}-58'-16''$ EAST ALONG THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 7, 1328.90 FEET TO THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 7; THENCE SOUTH $0^{\circ}-00'-45''$ WEST ALONG THE LAST DESCRIBED LINE 364.17 FEET; THENCE NORTH $89^{\circ}-58'-16''$ WEST 2391.37 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND A CHORD THAT BEARS NORTH $81^{\circ}-10'-10''$ WEST A CHORD DISTANCE OF 229.53 FEET, AN ARC LENGTH OF 230.43 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 930.74 FEET AND A CHORD THAT BEARS NORTH $61^{\circ}-52'-45''$ WEST A CHORD DISTANCE OF 338.85 FEET, AN ARC LENGTH OF 340.75 FEET TO THE SOUTHEASTERLY LINE OF GEORGE BRENNAN HIGHWAY AS PER DOCUMENT NO. 11231373; THENCE NORTH $44^{\circ}-46'-37''$ EAST ALONG THE LAST DESCRIBED LINE 134.12 FEET; THENCE SOUTH $45^{\circ}-13'-27''$ EAST 63.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 472.00 FEET AND A CHORD THAT BEARS SOUTH $58^{\circ}-47'-43''$ EAST A CHORD DISTANCE OF 221.53 FEET, AN ARC LENGTH OF 223.61 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 650.00 FEET AND A CHORD THAT BEARS SOUTH $81^{\circ}-10'-10''$ EAST A CHORD DISTANCE OF 198.92 FEET; AN ARC LENGTH OF 199.71 FEET, THENCE SOUTH $89^{\circ}-58'-16''$ EAST 1062.64 FEET TO THE WESTLINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 7; THENCE NORTH $0^{\circ}-01'-48''$ WEST ALONG THE LAST DESCRIBED LINE 264.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FESTOON LIGHTING LOCATIONS



SHEET NOTES

LIVE NATION
19100 Ridgeland Avenue
Tinley Park, IL 60477

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel: 213.327.3600
Fax: 213.327.3601

11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel: 312.456.0123
Fax: 312.456.0124

GENERAL NOTES

1. REFER TO ENLARGED PLANS AND ELEVATION IN A3 SERIES FOR MORE SCOPE.
2. REFER TO GIL100 FOR GENERAL NOTES.

△	Date	Description
	2023.02.10	ISSUE FOR PERMIT

FINISH LEGEND

- ENTIRE ROOF TO BE CHARCOAL
- HUNT GREEN, NEUTRAL GROUND, CHARCOAL
- BOLD BLUE, NEUTRAL GROUND, CHARCOAL
- NEUTRAL GROUND, CHARCOAL
- WALL (HUNT CLUB), HANDRAIL (IRON ORE)
- ENTIRE ELEVATION TO BE HUNT GREEN
- ENTIRE ELEVATION TO BE CHARCOAL

NOTE: REFER TO GIL700 FOR FINISH SPECIFICATION AND PAINT DIAGRAM FOR WALLS WITH MULTIPLE COLORS.

KEY PLAN

Seal / Signature

Project Name
LIVE NATION AMP 2.0 - CREDIT UNION 1

Project Number
005.5516.100

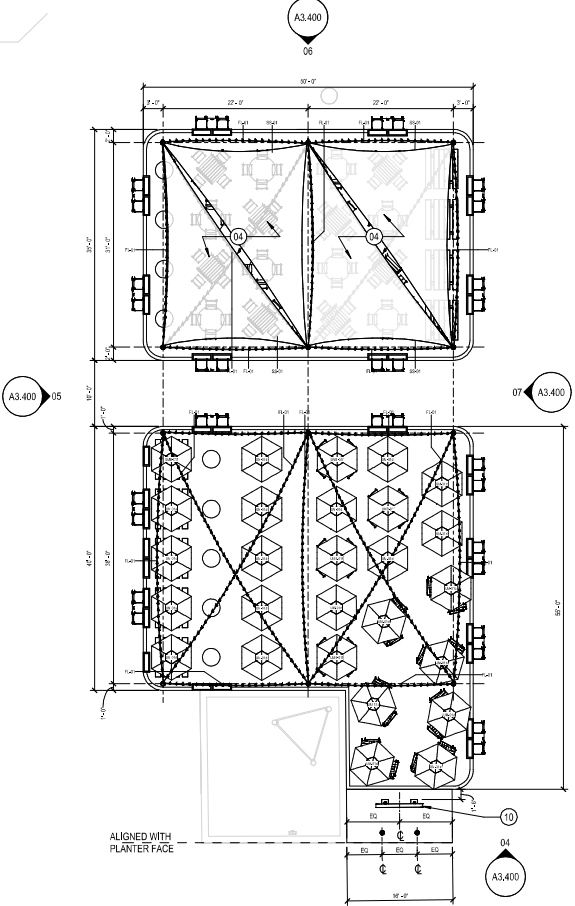
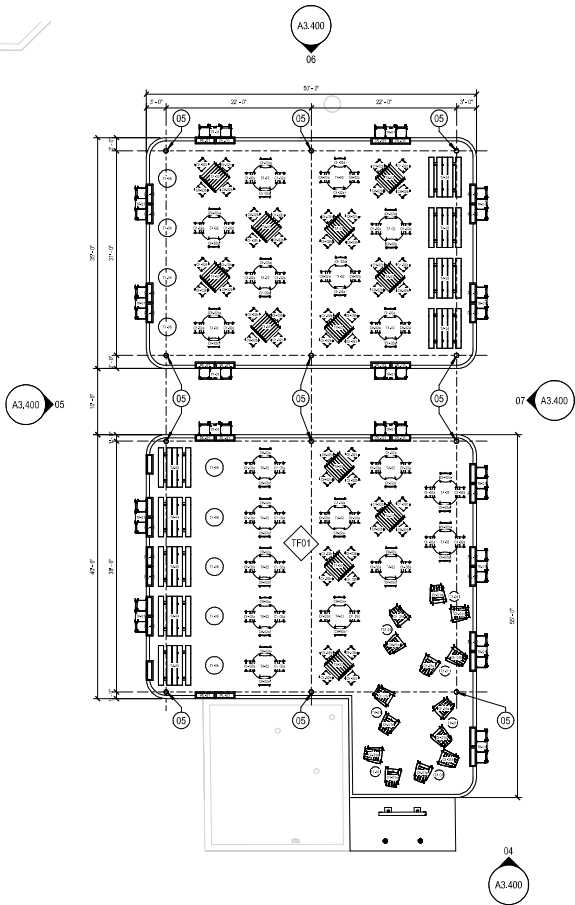
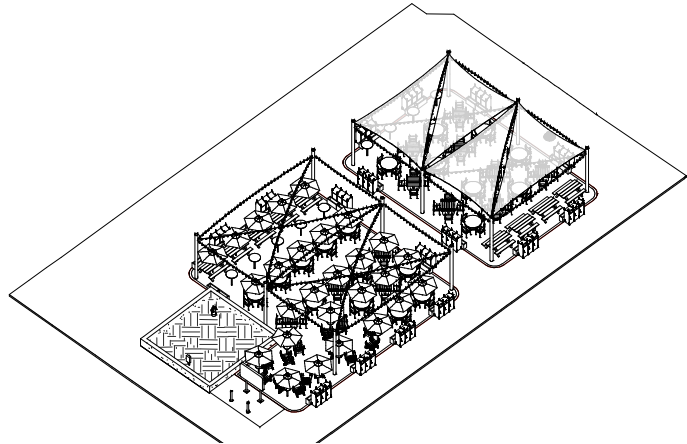
Description
FINISH PLAN - OVERALL

Scale
As indicated

A1.200

© 2023 Gensler

2/1/2023 4:45:27 PM Autodesk Docs 005.5516.100.LN AMP 2.0.Finish CD Calvert.sdr - 085.5516.100 - LN CUI_1251.v4



SHEET NOTES

- 02 NEW FREESTANDING FURNITURE. REFER TO ENLARGED PLAN AND SCHEDULE FOR MORE INFORMATION
- 04 NEW SHADE SAIL
- 05 NEW SHADE SAIL POLES. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION
- 06 NEW FREESTANDING PLANTER BOX. REFER TO FURNITURE SCHEDULE FOR MORE INFORMATION
- 07 NEW FESTOON LIGHTING (SUBJECT TO FUTURE PLANNING APPROVAL) ATTACHED TO NEW SHADE SAIL POLES. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 10 RELOCATED DIGITAL SCREEN. PROVIDE POWER AND COMM TO MATCH THE INFRASTRUCTURE OF THE EXISTING CONDITION. REFER TO ELECTRICAL DRAWINGS.

GENERAL NOTES

- 1. REFER TO G0.100 FOR GENERAL NOTES.
- 2. REFERENCE STRUCTURAL DRAWINGS FOR SHADE SAIL POLES AND FOUNDATION INFORMATION. SHADE SAIL FABRIC AND CONNECTION COMPONENTS TO STRUCTURE TO BE DELEGATED SUBCONTRACTOR DESIGN. ENGINEERING AND AHJ SUBMISSION.



19100 Ridgeland Avenue
Tinley Park, IL 60477

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
T/d 213.327.3600
Fax 213.327.3601

11 East Madison Street
Suite 300
Chicago, IL 60602
United States
T/d 312.456.0123
Fax 312.456.0124

Date	Description
2026.02.10	ISSUE FOR PERMIT

Seal / Signature



Project Name
LIVE NATION AMP 2.0 - CREDIT UNION 1

Project Number
005.5516.100

Description
ENLARGED PLANS & ELEVATIONS - ZONE 4 - PLAZA HANG-OUT

Scale
As indicated

A3.400

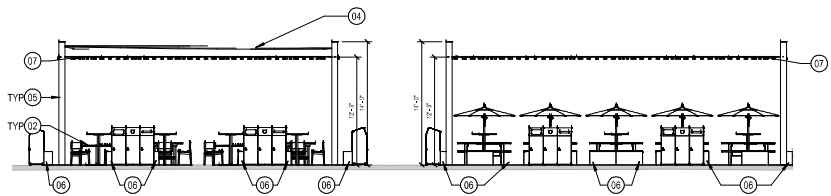
03 AXON NORTH TURF
SCALE:

02 ENLARGED PLAN - NORTH TURF - FURNITURE
SCALE: 3/32" = 1'-0"

01 ENLARGED PLAN - NORTH TURF
SCALE: 3/32" = 1'-0"



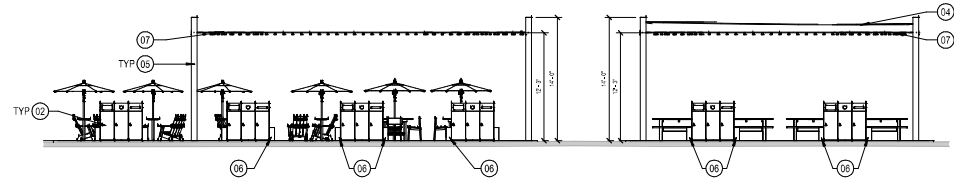
DESIGN INTENT ONLY FOR TYPOLOGY OF 4A



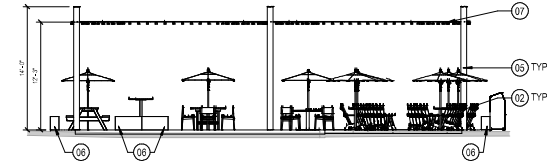
05 ELEVATION - A - NORTH TURF
SCALE: 1/8" = 1'-0"



DESIGN INTENT ONLY FOR TYPOLOGY OF 4A

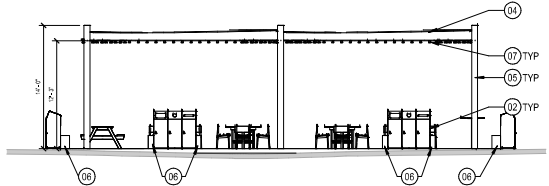


04 ELEVATION - B - NORTH TURF
SCALE: 1/8" = 1'-0"



07 ELEVATION - C - NORTH TURF
SCALE: 1/8" = 1'-0"

06 ELEVATION - D - NORTH TURF
SCALE: 1/8" = 1'-0"



SHEET NOTES

- 02 NEW FREESTANDING FURNITURE. REFER TO ENLARGED PLAN AND SCHEDULE FOR MORE INFORMATION.
04 NEW SHADE SAIL.
05 NEW SHADE SAIL POLES. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
06 NEW FREESTANDING PLANTER BOX. REFER TO FURNITURE SCHEDULE FOR MORE INFORMATION.
07 NEW FESTOON LIGHTING (SUBJECT TO FUTURE PLANNING APPROVAL) ATTACHED TO NEW SHADE SAIL POLES. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.

LIVE NATION
19100 Ridgeland Avenue
Tinley Park, IL 60477

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
T'd 213.327.3600
Fax 213.327.3601

11 East Madison Street
Suite 300
Chicago, IL 60602
United States
T'd 312.456.0123
Fax 312.456.0124

GENERAL NOTES

1. REFER TO G0.100 FOR GENERAL NOTES.
2. REFERENCE STRUCTURAL DRAWINGS FOR SHADE SAIL POLES AND FOUNDATION INFORMATION. SHADE SAIL FABRIC AND CONNECTION COMPONENTS TO STRUCTURE TO BE DELEGATED SUBCONTRACTOR DESIGN, ENGINEERING AND AHJ SUBMISSION.

Date	Description
2026.02.10	ISSUE FOR PERMIT

Seal / Signature



Project Name
LIVE NATION AMP 2.0 - CREDIT UNION 1

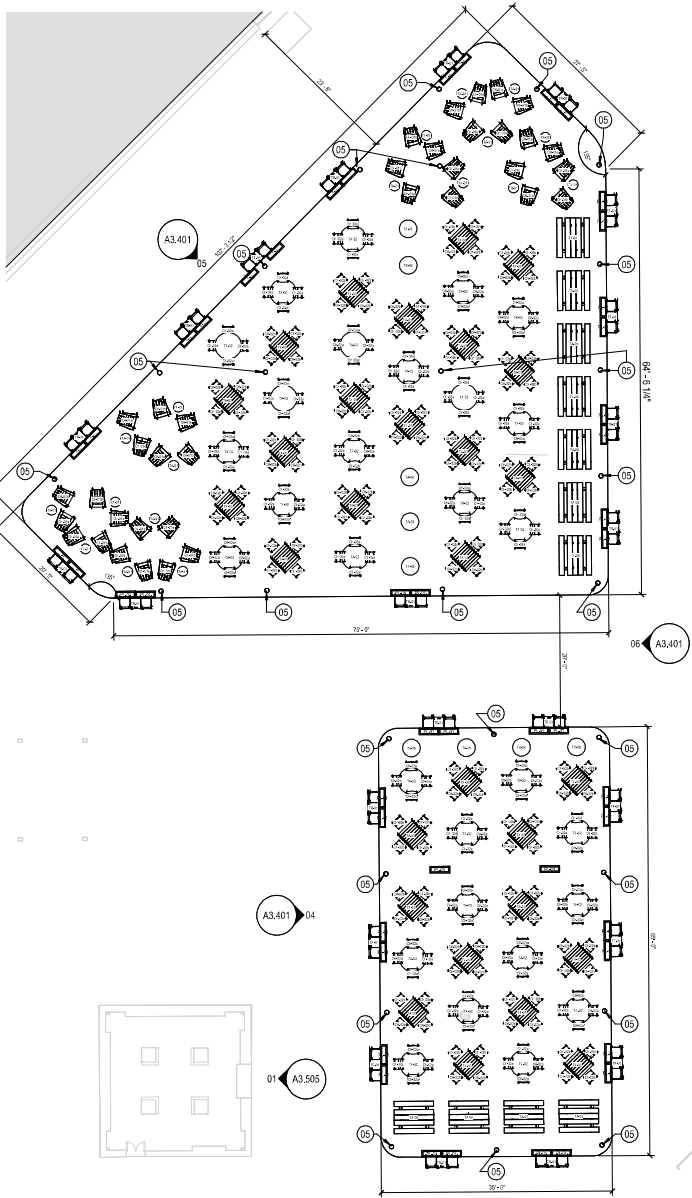
Project Number
005.5516.100

Description
ENLARGED PLANS & ELEVATIONS - ZONE 4 - PLAZA HANG-OUT

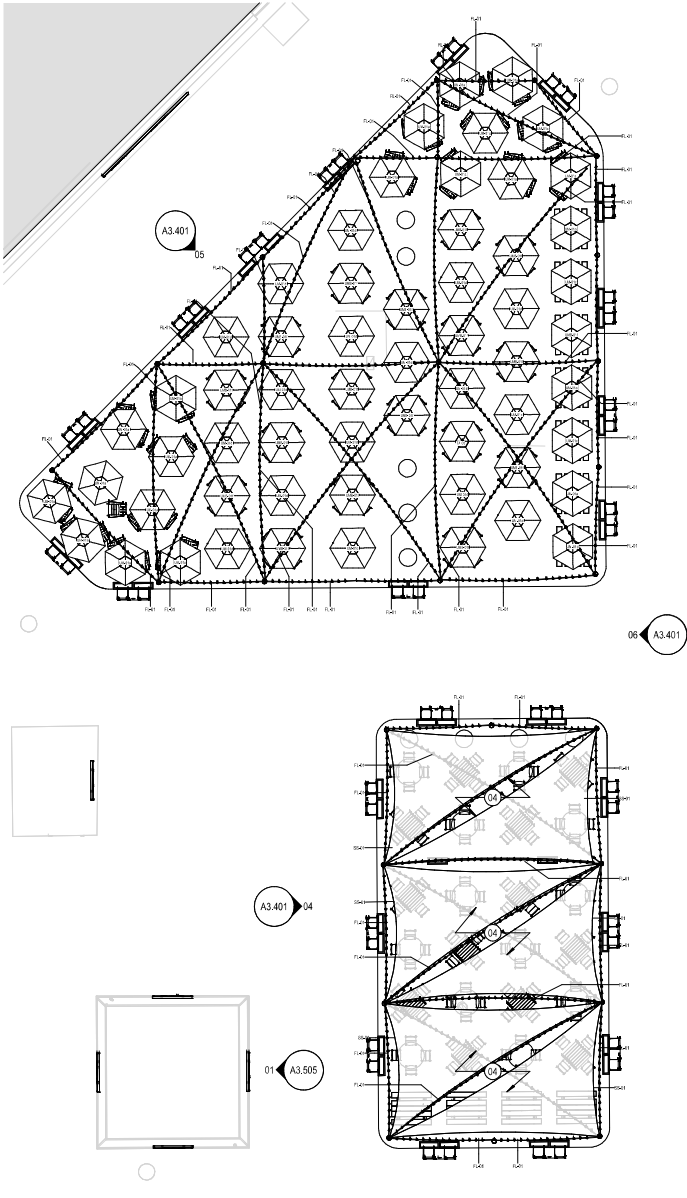
Scale
As indicated

A3.401

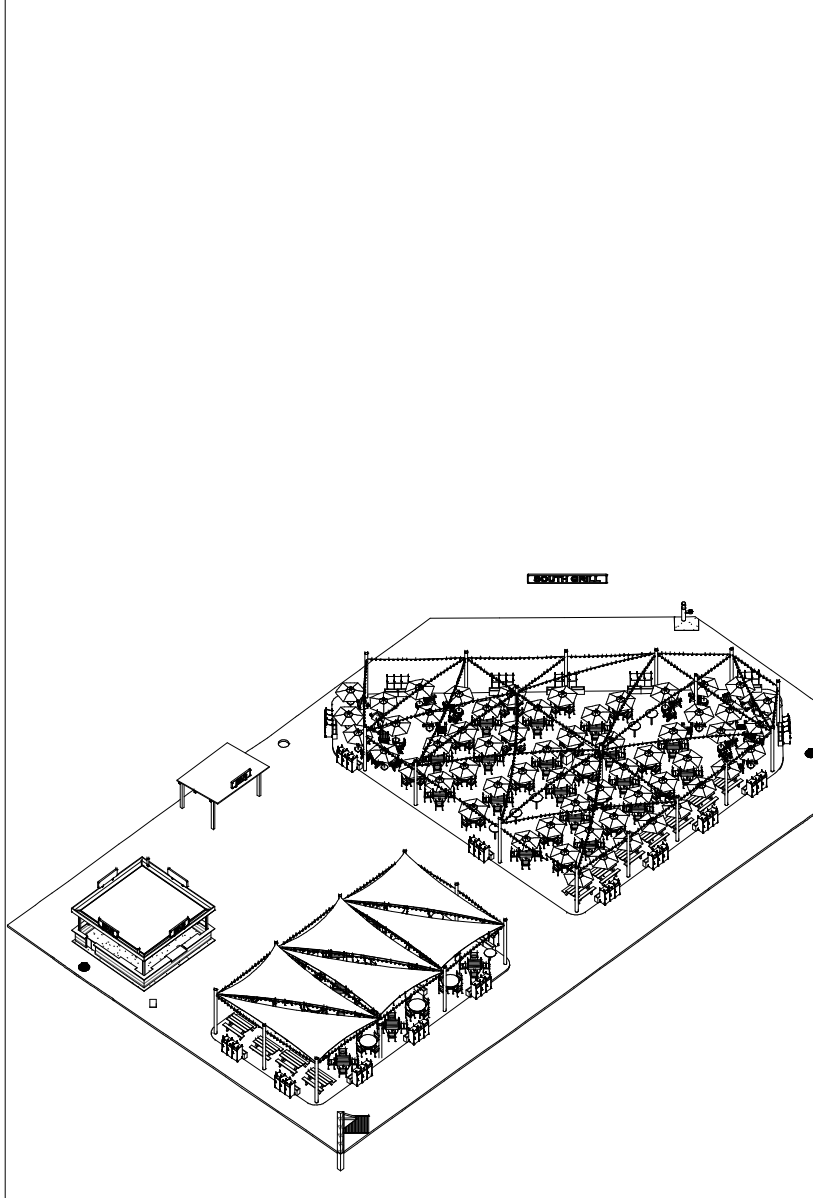
© 2026 Gensler



02 ENLARGED PLAN - SOUTH TURF - FURNITURE
SCALE: 3/32" = 1'-0"



01 ENLARGED PLAN - SOUTH TURF - HIGH
SCALE: 3/32" = 1'-0"

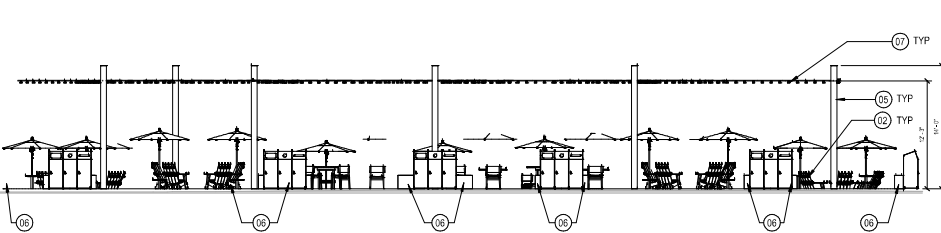


03 SOUTH TURF AXO
SCALE:

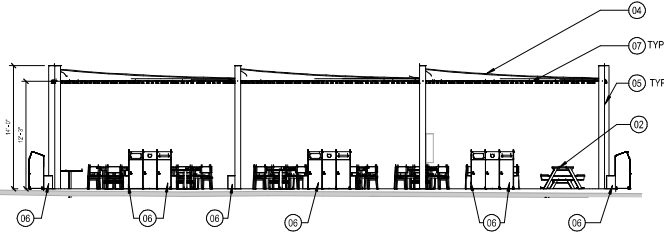


DESIGN INTENT ONLY FOR TYPOLOGY OF 4B

05 ELEVATION - A - SOUTH TURF
SCALE: 1/8" = 1'-0"

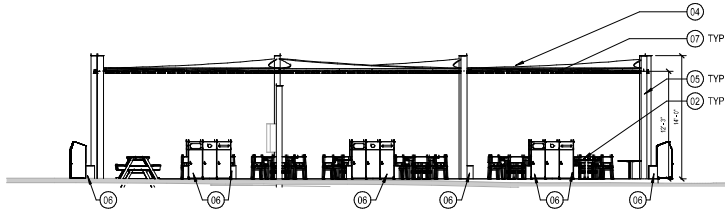


04 ELEVATION - B SOUTH TURF
SCALE: 1/8" = 1'-0"



DESIGN INTENT ONLY FOR TYPOLOGY OF 4B

06 ELEVATION - C - SOUTH TURF
SCALE: 1/8" = 1'-0"





Search by Keywords, Part Names, or Part #s.

Q

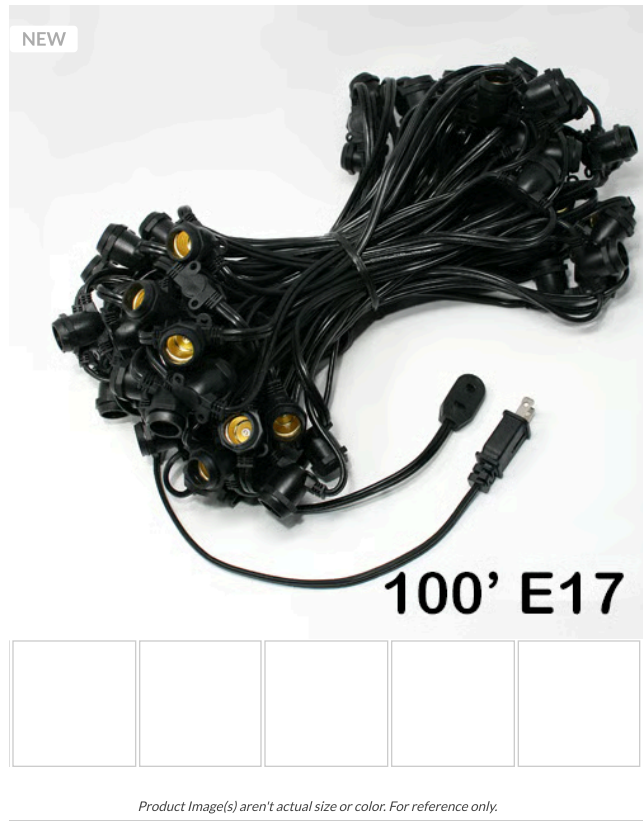
Ph: (800) 777-8667 or (408) 492-1391

Hello, Sign In,
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- HOME
- CHRISTMAS C7 AND C9 LIGHT BULBS
- CHRISTMAS MINI LIGHTS
- C7 & C9 LIGHT STRINGS
- COMMERCIAL OUTDOOR STRING LIGHTS
- PARTY & EVENT LIGHT BULBS
- LIGHTING SETS/KITS
- ACCESSORIES
- WHOLESALE
- CLEARANCE

Home / Commercial-Grade Heavy-Duty Outdoor Light String, 100 ft, Intermediate Base (E17) - 75 Sockets, Black or White, - Pack of 1 or 4 String(s)



Commercial-Grade Heavy-Duty Outdoor Light String,
100 ft, Intermediate Base (E17) - 75 Sockets, Black or
White, - Pack of 1 or 4 String(s)

Pack of 1 or 4 String(s), Black or White Wire, 100 Feet, 75 In-Line sockets (Intermediate Base/E17), 15" spacing, 16AWG, SPT-2, 1 Fused Male Plug

SKU: PSI15100BK-1

\$193.00

Wire Color

Black

Pack Size

Pack of 1 String

Qty

1

ADD TO CART

Specifications

Review(s)

BULB BASE	Intermediate Base (C9/E17)
NUMBER OF SOCKETS	75 Sockets
WIRE LENGTH	100 Feet
SPACING	15 inches
GAUGE & INSULATION	16AWG & SPT-2
CERTIFICATION	ETL Component - Wire
DIMENSIONS	6' Lead, 15" spacing, 12" tail
WIRE TYPE	String (1 fused male plug)
SOCKET TYPE	Inline Sockets
MAXIMUM RUN	960W (8 Amps)

MAX WATTAGE PER SOCKET	Do Not Exceed 10W
VOLTAGE	120V
PLEASE NOTE	Bulbs Sold Separately
COMPATIBLE LED BULBS	LED - Intermediate Base (E17) Bulbs
COMPATIBLE INCANDESCENT BULBS	Incandescent - Intermediate Base (E17) Bulbs
USE	Indoor/Outdoor - Weather Proof Sockets

Description

Designed for year-round, outdoor use or temporary use requiring constant installations and takedowns

- Heavy-duty 16AWG SPT-2 wire is robust enough for commercial use but light enough for easy installation (about 1/2 the weight of cumbersome 14AWG wire)
- PVC encapsulated weather-resistant sockets with brass contacts are resistant to UV sunlight exposure
- Sockets are designed to ensure a snug, weather-resistant seal around lamp bases
- Maximum wattage per intermediate base socket: 10 Watts
- Maximum run per circuit: 960 Watts (8 Amps)
- Includes a 6 ft. lead from the male plug to the first socket, and 12" tail ending with a plastic connector for a hook
- 2-prong fused 8 Amp male plug
- Not UL listed, wire is a UL Component
- **Light bulbs sold separately;** [Compatible bulbs can be found here](#)
- Compatible with any of our intermediate base light bulbs (E17)
- For spans longer than 25 feet, use a steel cable (guy wire, aircraft cable) and zip ties for additional support

Replacement for 100' Commercial-Grade Heavy-Duty Light String (Part# LSI15100BKF and LSI15100WHF)

Related Products

Commercial-Grade Heavy-Duty
Light String, 100 ft,
Intermediate Base (E17) - 75
In-Line Sockets, Black or White
- Pack of 1 or 4 String(s)

Starting From: \$175.00

[VIEW DETAILS](#)

You may also be interested in the following product(s):

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

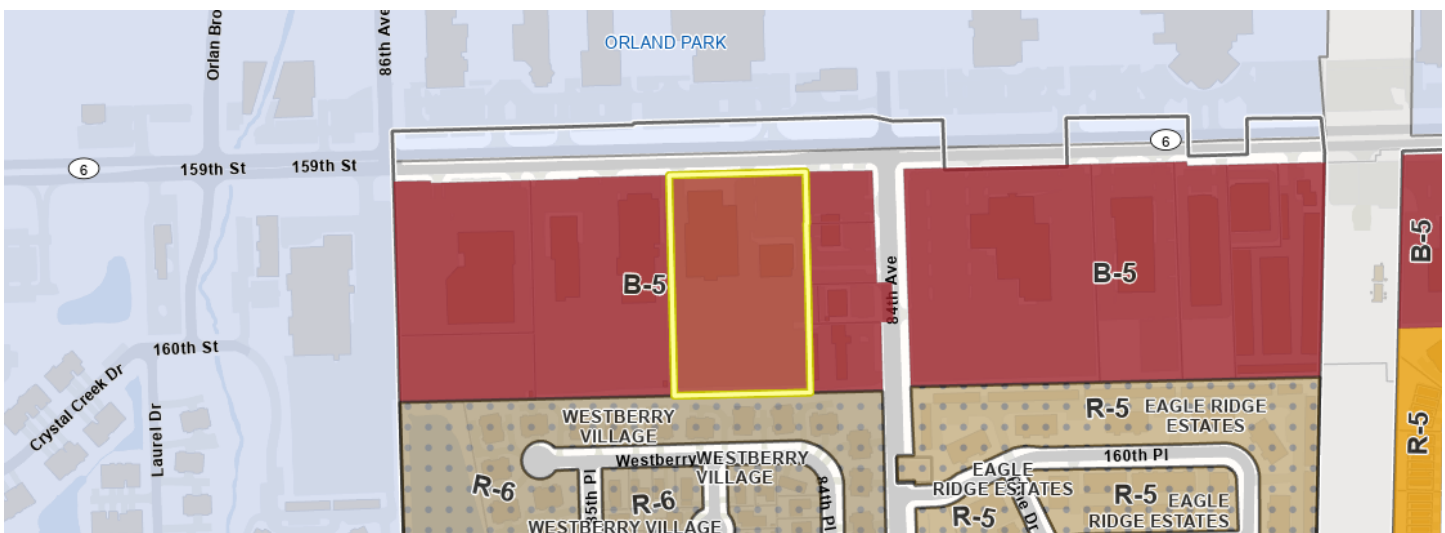
EXISTING SITE & HISTORY

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



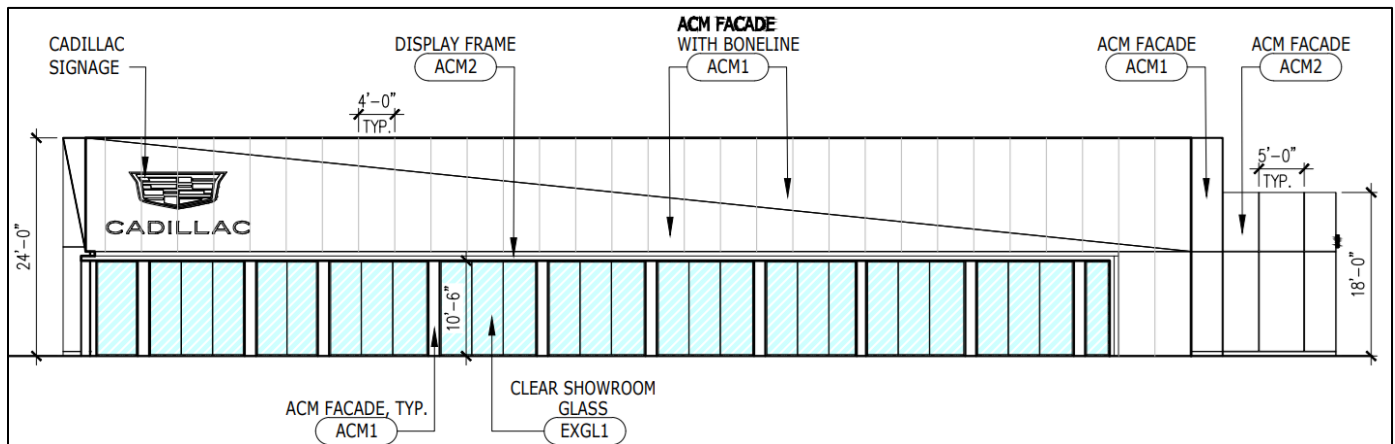
Zoning map

VARIATION REQUESTS

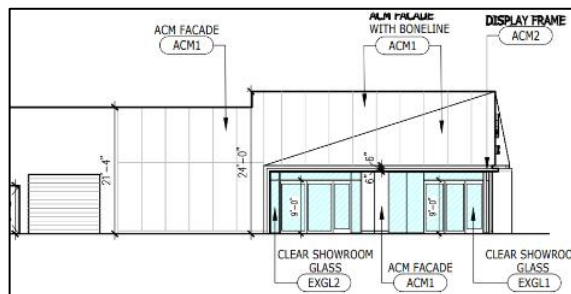
Exterior Building Materials

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"*.

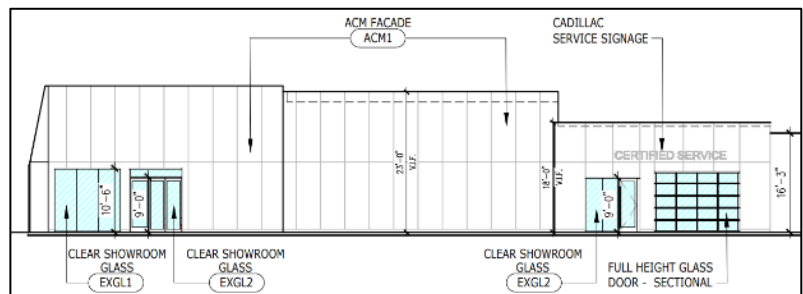
The Petitioner is requesting Variations to these code requirements to allow for a 1,300 sq. ft. addition and renovation of the existing Rizza Cadillac building with ACM (Aluminum Composite Metal) panels and glass comprising the entirety of the front façade and a significant amount (about 1/3) of the 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



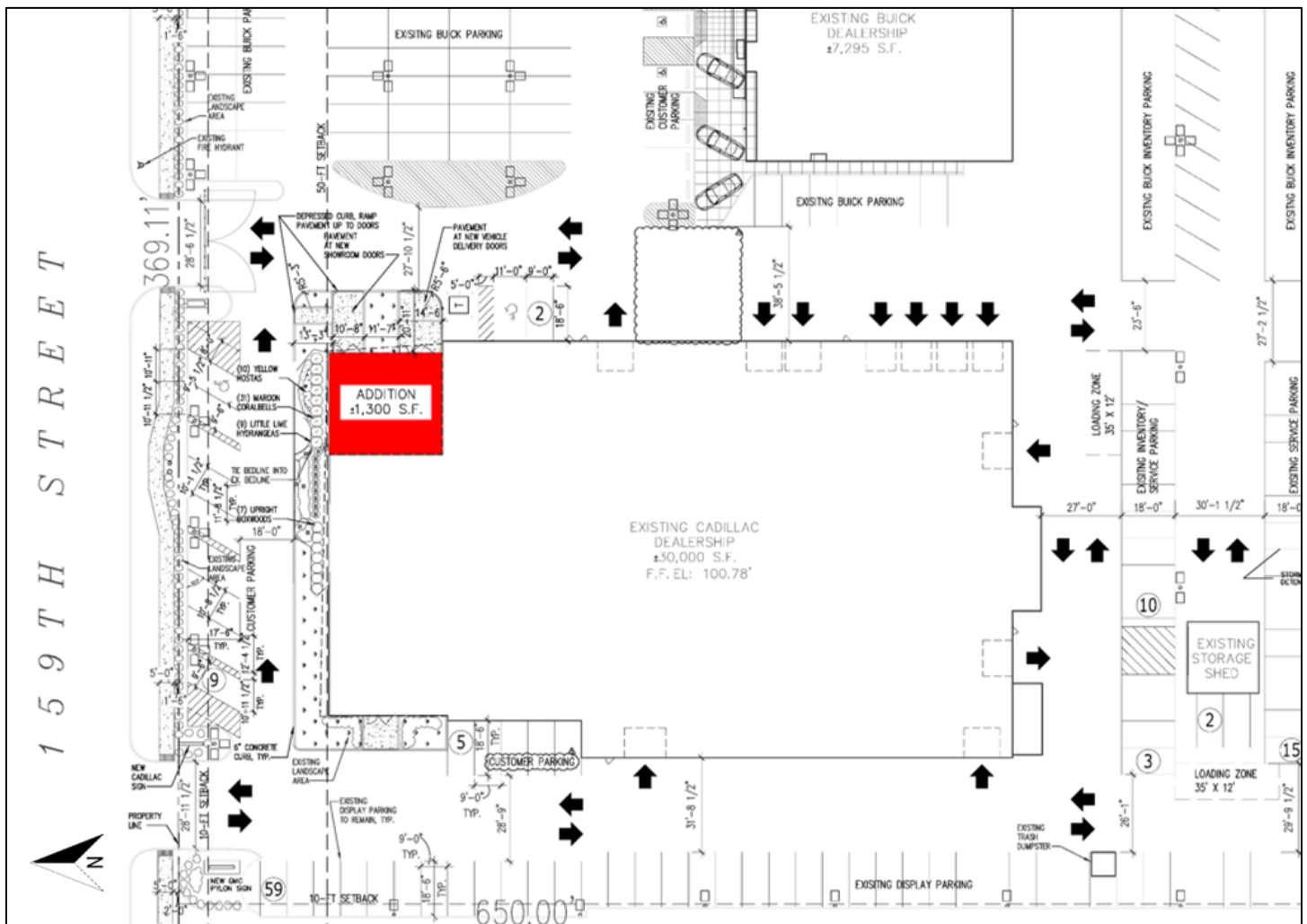
Existing northeast corner of building (where addition is to be located)

SITE PLAN

The project involves the construction of a 1,300 sq. ft. addition and remodel of the existing 30,000 sq. ft. automotive dealership building on the western portion of the property. The majority of the property is not being altered. The 1,300 sq. ft. addition is in the northeast corner of the building. This addition would be the primary entrance to the building. In addition to the building addition, there are some changes involving parking areas. Currently there are 10 parking spaces north of the building that are used for vehicle display. It is proposed to modify the angle of some of these spaces (so that they are all consistent) for use as customer parking. Access to these spaces is from the entrance off 159th Street to the east, thus traffic is to move eastward. There are three existing customer parking spaces on the east side of the building being removed to allow for the addition, as well as two accessible spaces further south on the west side of the building near the proposed entrance that are to be modified to also be ADA compliant. The revisions will result in one additional customer parking space for the building. Parking spaces and the drive aisles are compliant with Village requirements.

LANDSCAPE

The existing row of bushes/shrubs on the north side of the property, along the sidewalk in the 159th Street right-of-way are to remain. The existing landscape area along the north side of the building are to be modified to accommodate the proposed addition. Plans show some existing landscaping to remain just east of the current entrance that is being removed. Additional landscaping to be planted includes 10 yellow hostas, 9 little lime hydrangeas, 7 upright boxwoods, as well as 31 maroon coralbells.



Proposed Site Plan

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



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

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

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

PROJECT & PROPERTY INFORMATION

Project Name: Rizza Cadillac

Project Description: Addition and Renovation of Showroom

Project Address: 8425 W. 159th, Tinley Park Property Index No. (PIN): 23-101-015-000

Zoning District: B5 Lot Dimensions & Area: 369x650

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: Rizza Buick GMC Cadillac, Inc Company: Rizza Buick GMC Cadillac, Inc

Street Address: 8425 W 159th Street City, State & Zip: Tinley Park, IL 60477

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

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

Name of Applicant: Simon Yu Company: Simon Design Group, LLC

Relation To Project: Architect

Street Address: 807 Waukegan Road, Suite 150 City, State & Zip: Deerfield, IL 60015

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

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

Property Owner Signature:

Property Owner Name (Print):

Anthony Rizza

Acknowledgements

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

Property Owner Signature:

Property Owner Name (Print):

Anthony Rizza

Applicant Signature:
(If other than Owner)

Principal of Simon Design Group

Applicant's Name (Print):

Simon Yu

Date:

01/27/2026

STANDARDS AND CRITERIA FOR A VARIATION

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

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

The main variation request is for the use of ACM (Aluminum Composite Metal) panels and glass - and not having the village mandated masonry percentage on the facade. This ACM and glass is driven by Cadillac's corporate design of all of the Cadillac dealerships. Additionally, the Cadillac design intent introduces a geometric angle in the facade above 12'-0" encroaching into the 50-foot front yard setback by approx. 30 inches. This is a required design element for Cadillac.

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

Without this variance, there's a question on whether Cadillac will allow

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

Cadillac, the automotive retail manufacturer, mandates that all of dealerships must update the look of their within a certain period. This was created by Cadillac.

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

Almost all of the auto dealerships in this area make extensive use of ACM - Toyota, Chevy, Jaguar Land Rover, Nissan, Porsche, Audi, etc. We believe that this variance is keeping in spirit of the design of those franchises as well.

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

Please refer to item D. We don't believe that this is an additional financial advantage as compared to the other variances provided for all the other neighboring dealerships.

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

Please refer to item D. Being the latest design and renovation, this project should only help in the neighborhood value.

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

Please refer to item D. Again, our project being on Dealership Row of this area, this is not out of character of the locality

H. Describe how the requested Variance will not:

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

Please refer to item D. Additionally, the building's area or height will not substantially be changed from before.

- 2. Substantially increase the congestion of the public streets.**

The character of the business will not be altered.

- 3. Increase the danger of fire.**

The fire rating of the building will not change from previous use.

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

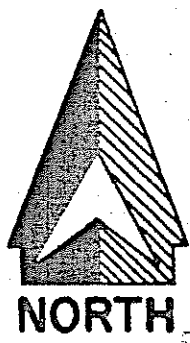
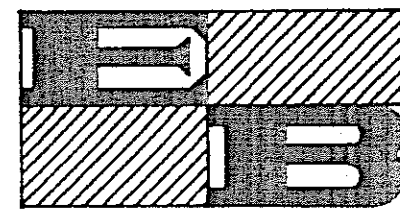
The building's footprint will not be changed substantially. The storm lines will not be changed at all.

- 5. Endanger the public safety.**

The character of the business will not be altered from before.

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

Please refer to item F.

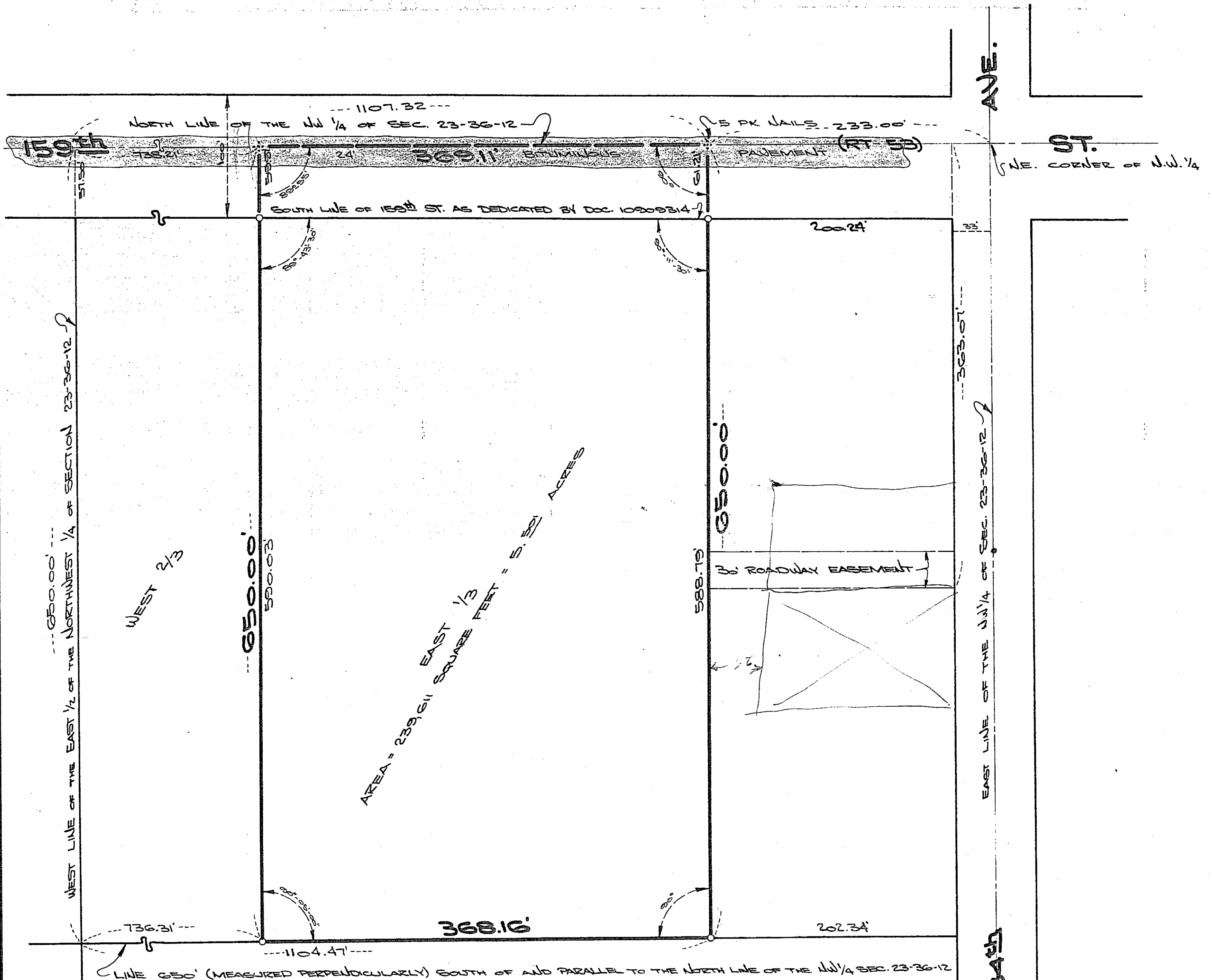


PLAT OF SURVEY

OF

° DENOTES
IRON PIPE

THE EAST 1/3 (EXCEPT THE PART THEREOF FALLING WITHIN THE PROPERTY, THE TITLE TO WHICH IS CURRENTLY VESTED IN THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE BELOW DESCRIBED TRACT WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF 159TH STREET, THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 400 FEET TO A POINT; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5 FEET TO A POINT; THENCE WEST ALONG A STRAIGHT LINE PARALLEL WITH AND DISTANT 5 FEET SOUTH OF THE EXISTING SOUTH RIGHT OF WAY LINE OF 159TH STREET, A DISTANCE OF 400 FEET TO A POINT; THENCE NORTH 5 FEET ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING) OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: THAT PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE WESTERLY ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, 233.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 1107.32 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, 650.00 FEET TO A POINT OF INTERSECTION WITH A LINE DRAWN 650.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 23; THENCE EASTERLY ALONG SAID PARALLEL LINE, 1104.47 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 23, AND PASSING THROUGH THE HEREINABOVE DESIGNATED POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID LINE 650.00 FEET TO THE POINT OF BEGINNING CONTAINING 16 ACRES MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

We EDMUND M. BURKE & ASSOCIATES, LTD.
Registered Illinois Land Surveyors, Do Hereby
Certify That We Have Surveyed The Above Des-
cribed Property And That The Plat Hereon Drawn
Is A Correct Representation Of Said Survey.
COUNTRY CLUB HILLS, ILL. A.D. 19



BUILDING LOCATED _____
BY _____

ORDERED BY K.G. ANDERSON Const. Co.

SCALE - 1 inch = 60 feet ORDER NO. 75-134

Compare All Dimensions Before Building And Report Any Discrepancies At Once.
Dimensions Are Given In Feet And Decimal Parts Thereof And Corrected To 62°F.



1

ZONING DATA:
AUTOMOBILE SERVICE STALLS - QTY 26
SERVICE EMPLOYEES - 26
SALES OFFICE AREA - 8,377 SF
SERVICE AREA - 22,916 SF

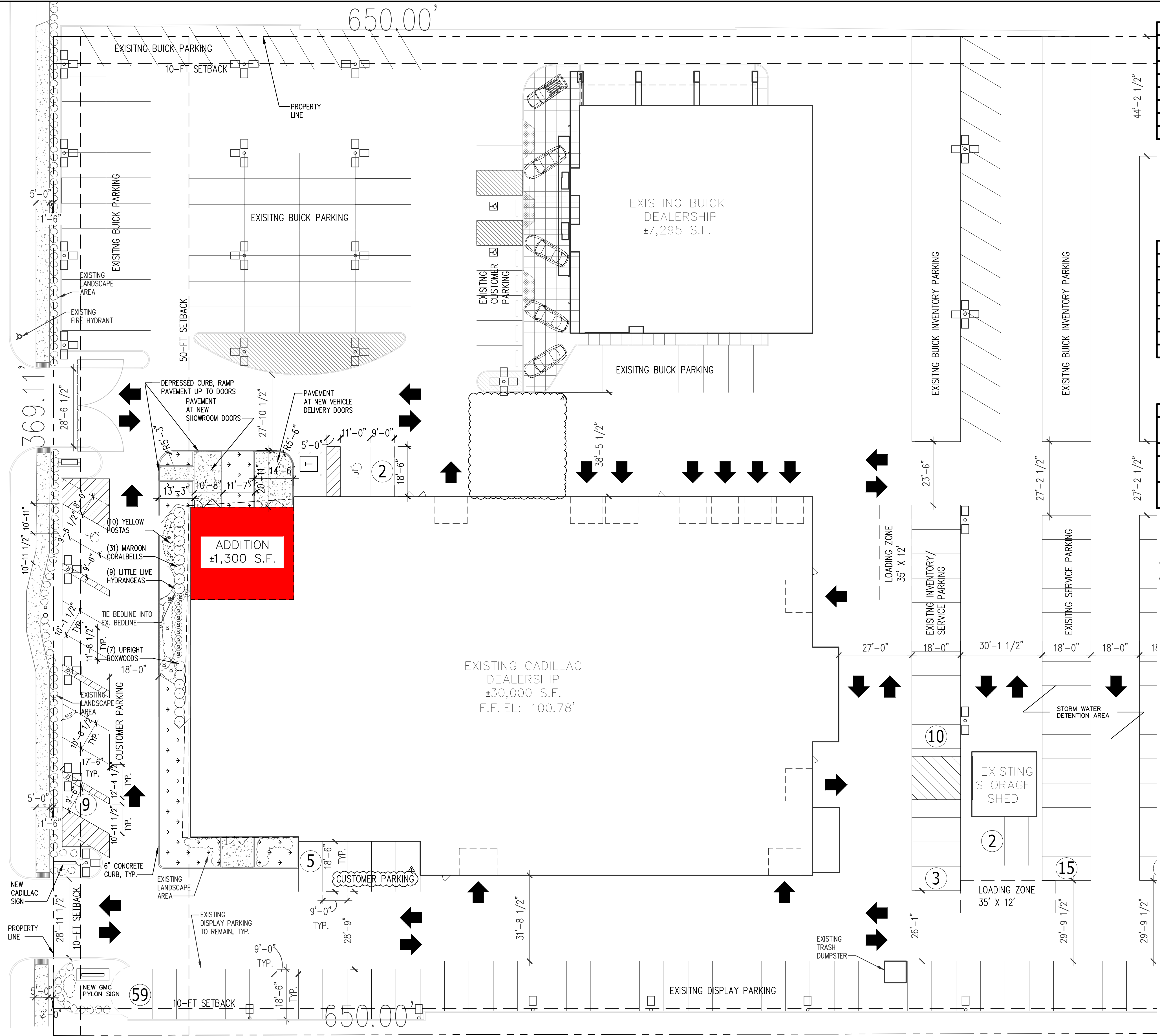
RIZZA CADILLAC
8425 WEST 159TH ST
TINLEY PARK, IL
Tel: 885-887-9857

SITE PLAN - EXISTING

LICENSED ARCHITECT
 EXPIRES
 NOV 2026
 SIMON M YU
 001-021348
 STATE OF ILLINOIS

A0.40

1 5 9 T H S T R E E T



PARKING ANALYSIS - ZONING

	REQUIRED	PROVIDED
NEW VEHICLE DISPLAY	0	34
USED VEHICLE DISPLAY	0	21
SERVICE STAGING	104	104
EMPLOYEE	29	29
CUSTOMER	15	16
ADA (UP TO 50 PROVIDED)	2	2
LOADING SPACES	2	2
TOTAL	150	206

ZONING DATA:
AUTOMOBILE SERVICE STALLS - QTY 26
SERVICE EMPLOYEES - 26
SALES OFFICE AREA - 8,377 SF
SERVICE AREA - 22,916 SF

ZONING ANALYSIS

	PROVIDED
LAND AREA (ACRES/SQ. FT)	5.5/239,611
BUILDING AREA (SQ. FT)	31,293
SETBACKS	-
FRONT/SIDE/REAR (LIN. FT)	50/50/302
FLOOR AREA RATIO	0.13
LOT COVERAGE	0.14
BUILDING HEIGHT (LIN. FT)	24
PERCENTAGE OF GREENSPACE (%)	0.01

LANDSCAPING - PLANT LIST

COMMON NAME/SCIENTIFIC NAME/SIZE	QTY
MAROON CORALBELLS/HEUCHERA	31
"SPARKLING BURGUNDY"/1 LITER	
YELLOW HOSTA/HOSTA "GOLD DROP"/1 GAL.	10
LITTLE LIME HYDRANGEA/HYDRANGEA	9
PANICULATA "JANE"/3 GAL.	
UPRIGHT BOXWOODS/BUXUS SEMPERVIRENS	7
"DEE RUNK"/2-4 FEET B&B	

GENERAL NOTES

A. ALL EXTERIOR SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR. ALL SIGNAGE TO BE PROVIDED BY AGL. SIGNAGE SHOWN FOR REFERENCE ONLY.

PROJECT:

RIZZA CARS
RIZZA CADILLAC
8425 WEST 159TH ST
TINLEY PARK, IL
Tel: 885-887-9857

ARCHITECT:

SIMON
DESIGN GROUP, LLC
ARCHITECTURE
DESIGN
planning - retail - automotive

807 Waukegan Road, Suite 150
Deerfield, IL 60015

Tel: 847-571-3814
design@simon-design-group.com

STRUCT:

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Des Plaines, IL 60016

Tel: 224-830-7206
Attn: Ketan Patel

MECH/PLUMB:

Threesixty:MEP
Saint Charles, IL 60175

Tel: 630-205-6379
Attn: Michael Wright

ELECTRICAL:

MGH Engineering
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Attn: Manuel Hernandez

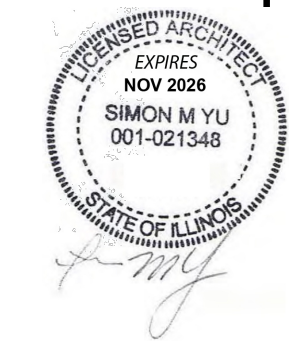
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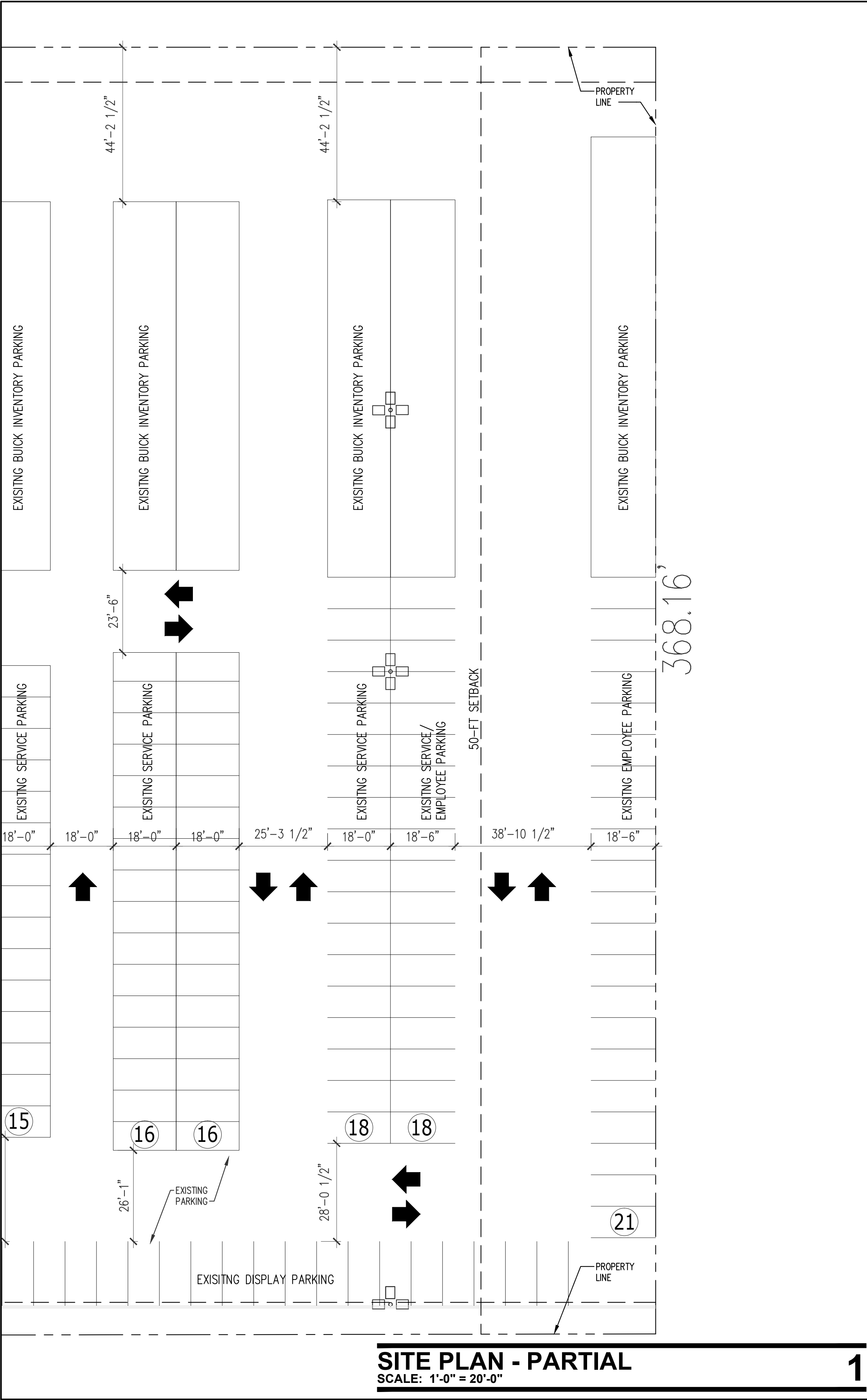
SITE PLAN

A0.50a

SITE PLAN - PARTIAL
SCALE: 1'-0" = 20'-0"

DO NOT SCALE





PARKING ANALYSIS - ZONING		
	REQUIRED	PROVIDED
NEW VEHICLE DISPLAY	0	34
USED VEHICLE DISPLAY	0	21
SERVICE STAGING	104	104
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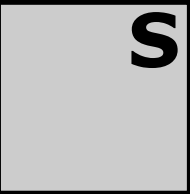
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MECH/PLUMB:

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Saint Charles, IL 60175
Tel: 630-205-6379
Attn: Michael Wright

ELECTRICAL:

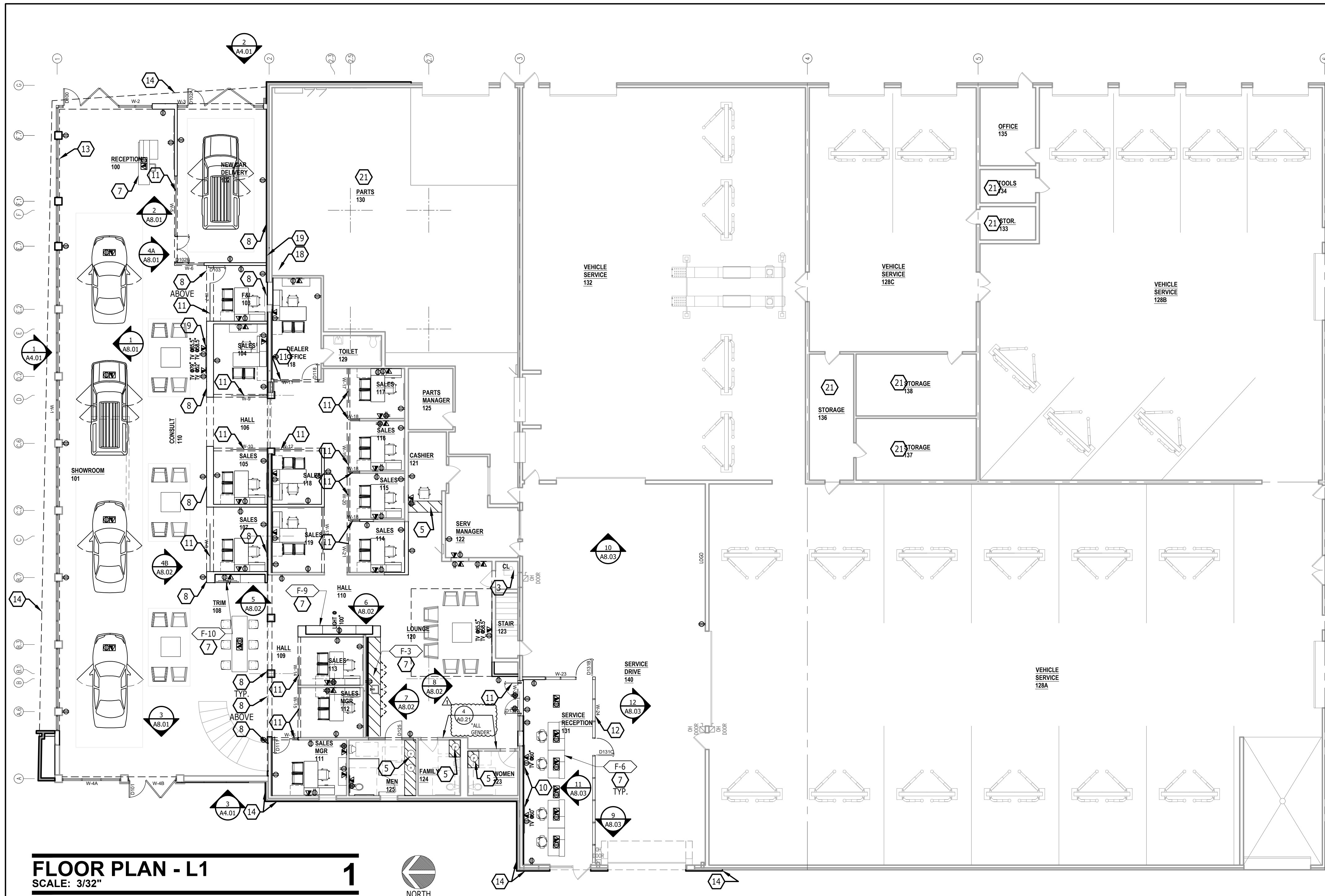
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SITE PLAN



A0.50b



FLOOR PLAN - L1
SCALE: 3/32" 1

DRAWING NOTES

- A. REF A0.01 FOR GENERAL FLOOR PLAN NOTES
- B. FOR DIMENSIONS, REFER TO A02.02
- C. FOR PARTITION INFORMATION, REFER TO LEGEND ON A02.02
- D. SEE SHEETS A2.22 & A2.23 FOR MATERIAL SCHEDULES.
- E. SEE A02.31 FOR FURNITURE LAYOUT
- F. ALL VEHICLES IN SHOWROOM TO HAVE FLUSH FLOOR-MOUNTED POWER SUPPLY BELOW ENGINE COMPARTMENT.
- G. SEE DETAILS ON SHEET A2.21 FOR FLOOR TRANSITIONS PROVIDE ROUND COLUMNS AT FRONT FACADE. SIZE COLUMN AS REQ'D. TO ALIGN WITH WINDOW MULLIONS WHERE CONDITIONS ALLOW.
- H. FIRE ALARM SIGNALS SHALL BE TRANSMITTED DIRECTLY TO THE FIRE DEPARTMENT VIA A WIRELESS TRANSMITTER. RE: FIRE ALARM DRAWINGS
- I. AIR COMPRESSOR WILL REQUIRE AN INSPECTION BY THE OFFICE OF THE STATE FIRE MARSHALL'S BOILER & PRESSURE VESSEL SAFETY DIVISION.

KEYED NOTES

- 1. NOT USED
- 2. NOT USED
- 3. EXISTING MOP SINK
- 4. NOT USED
- 5. MILLWORK BY CONTRACTOR, REFER TO A08.0X MILLWORK DETAILS.
- 6. NOT USED
- 7. MILLWORK/FURNITURE BY EW/IDEAL IMAGE. REFER TO A10.01-02 DETAILS.
- 8. WOOD MILLWORK FEATURE WALL. REFER TO A02.43 DETAILS. REFER TO A08.01-02 INTERIOR ELEVATIONS.
- 9. VIDEO MONITOR. CENTER OF MONITOR TO BE AT 58.5" AND 85.5" AFF. (4) MONITOR CONFIGURATION. INTEGRATE INTO WOOD MILLWORK FEATURE WALL, TYPICAL. REFER TO A02.43
- 10. VIDEO MONITOR. CENTER OF MONITOR TO BE AT 65". COORDINATE PENETRATION IN FEATURE WALL BEHIND SERVICE ADVISORS. TYPICAL. REFER TO 10.02
- 11. FULL HEIGHT FRAMELESS GLASS PANELS. BRUSHED CHROME FINISH, TRACK ON TOP AND BOTTOM AS REQUIRED. FILM APPLIED AT 47" A.F.F., TYP. RE: A09.03-0X FOR GLAZING DETAILS..
- 12. ALUMINUM FRAME INTERIOR STOREFRONT GLAZING SYSTEM. CLEAR ANODIZED FINISH. RE: A09.03-0X FOR GLAZING DETAILS
- 13. DISCONNECT FOR SIGN, PROVIDE ACCESS PANEL FOR SIGN PER SIGN SPECIFICATIONS. COORDINATE WITH AGI.
- 14. EDGE OF ACM - REFER TO A04.01 ELEVATIONS.
- 15. NOT USED
- 16. EXISTING LADDER AND CEILING HATCH.
- 17. NOT USED
- 18. FIRE PROTECTION RPZ, WATER SERVICE, AND METER. RE: PLUMBING DRAWINGS
- 19. FIRE PROTECTION HORN STROBE AND FIRE DEPARTMENT CONNECTION. FINAL LOCATION TO BE COORDINATED WITH LOCAL JURISDICTION. RE: FIRE SPRINKLER AND ALARM DRAWINGS IN DEFERRED SUBMITTAL.
- 20. ACTUAL FIRE EXTINGUISHER LOCATIONS TO BE COORDINATED BY GC UPON INSPECTION BY LIFE-SAFETY OFFICIAL.
- 21. EXISTING PARTS STORAGE AND SERVICE STORAGE TO REMAIN.

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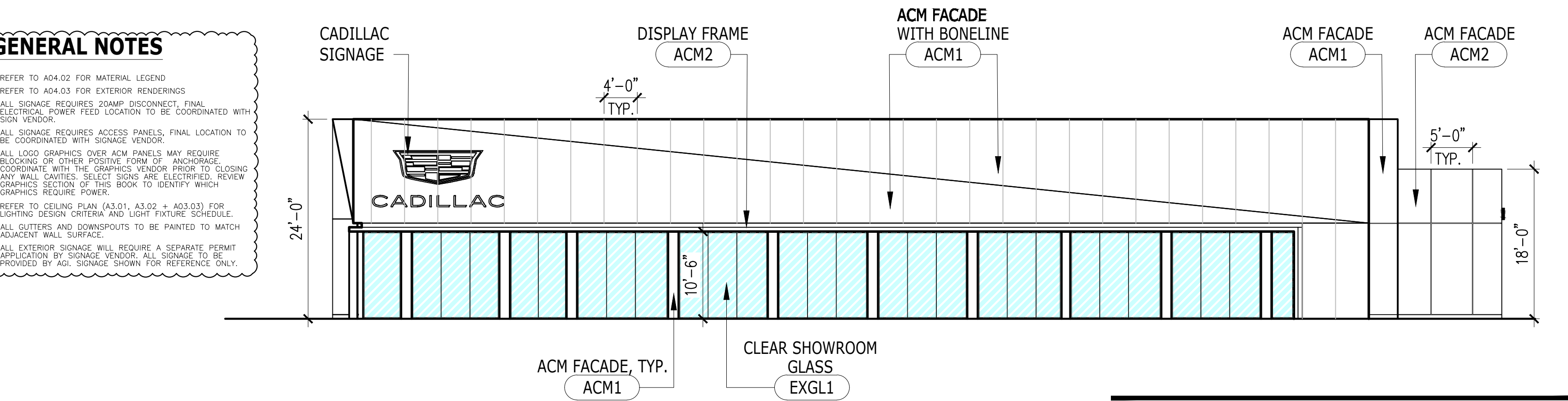
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FLOOR PLAN - L1

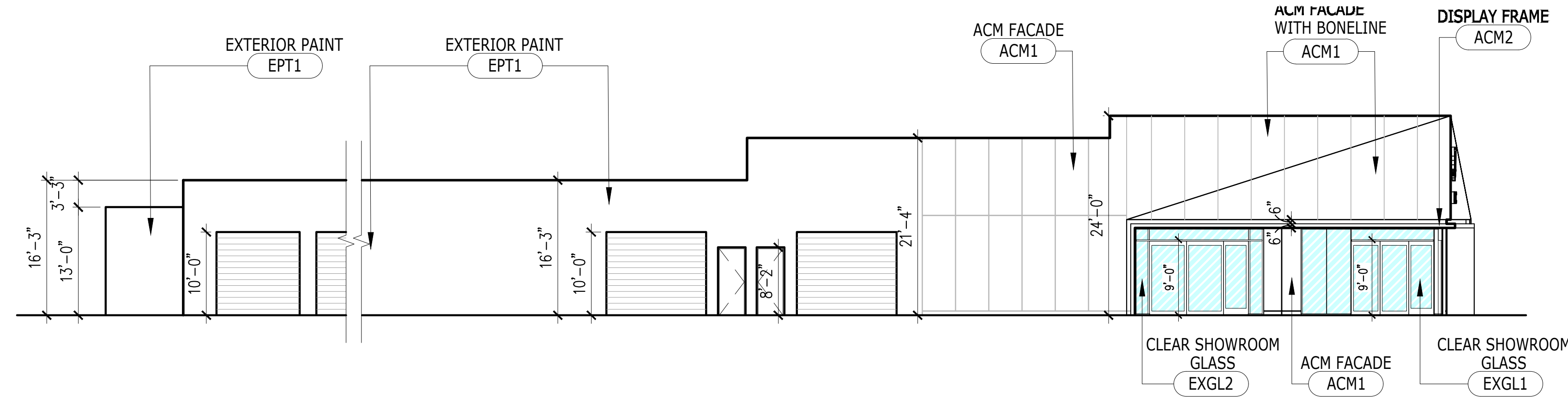


A2.01

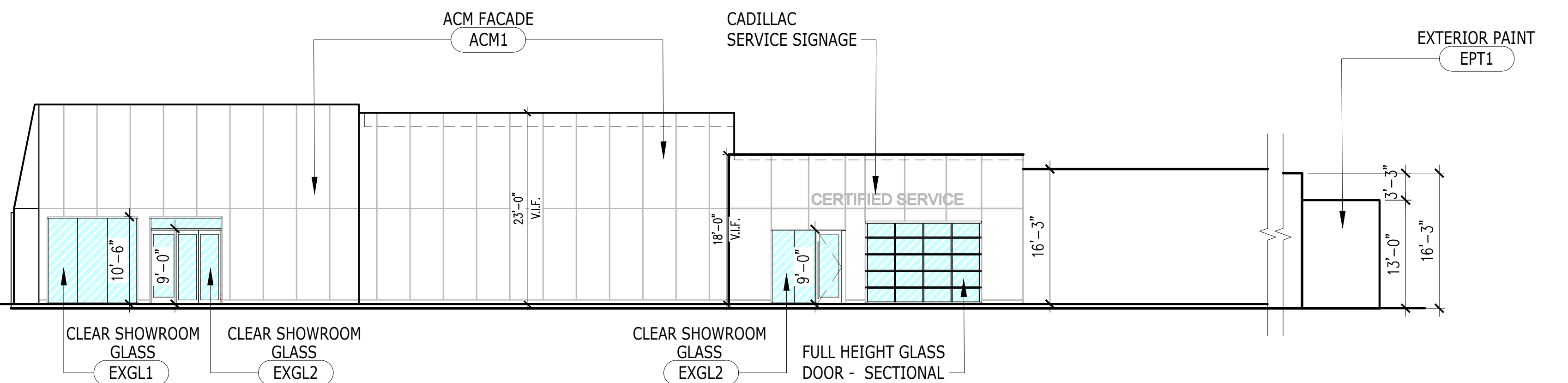
- 1 GENERAL NOTES**
- A. REFER TO A04.02 FOR MATERIAL LEGEND
B. REFER TO A04.03 FOR EXTERIOR RENDERINGS
C. ALL SIGNAGE REQUIRES 20AMP DISCONNECT, FINAL ELECTRICAL POWER FEED LOCATION TO BE COORDINATED WITH SIGN VENDOR.
D. ALL SIGNAGE REQUIRES ACCESS PANELS, FINAL LOCATION TO BE COORDINATED WITH SIGNAGE VENDOR.
E. ALL LOGO GRAPHICS OVER ACM PANELS MAY REQUIRE BLOCKING OR OTHER POSITIVE FORM OF ANCHORAGE COORDINATE WITH THE GRAPHICS VENDOR PRIOR TO CLOSING ANY WALL CAVITIES. SELECT SIGNS ARE ELECTRIFIED. REVIEW GRAPHICS SECTION OF THIS BOOK TO IDENTIFY WHICH GRAPHICS REQUIRE POWER.
F. REFER TO CEILING PLAN (A3.01, A3.02 & A3.03) FOR LIGHTING DESIGN CRITERIA AND LIGHT FIXTURE SCHEDULE.
G. ALL GUTTERS AND DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
H. ALL EXTERIOR SIGNAGE WILL REQUIRE A SEPARATE PERMIT APPLICATION BY SIGNAGE VENDOR. ALL SIGNAGE TO BE PROVIDED BY A.G.I. SIGNAGE SHOWN FOR REFERENCE ONLY.



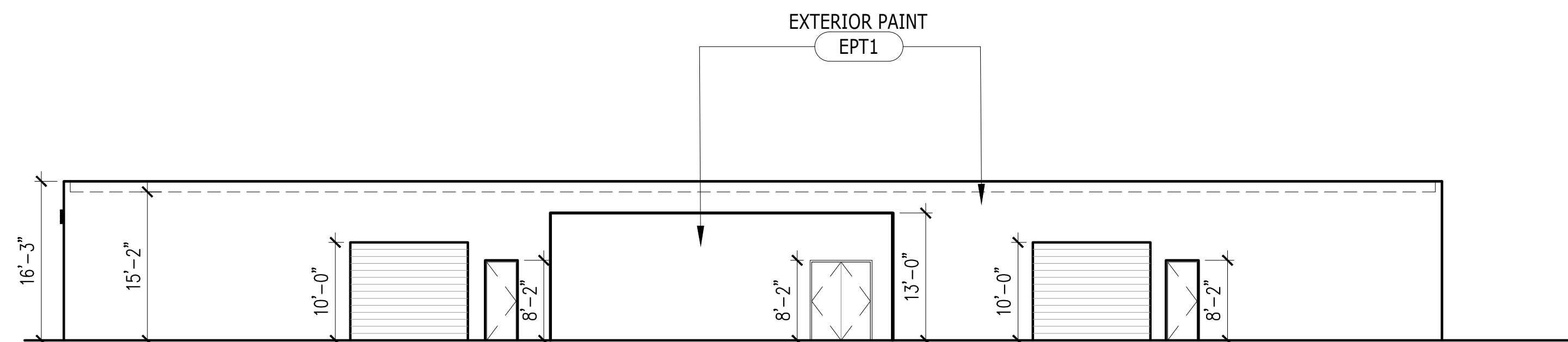
EXT ELEVATION - FRONT
SCALE: 3/32"



EXT ELEVATION - LEFT
SCALE: 3/32"

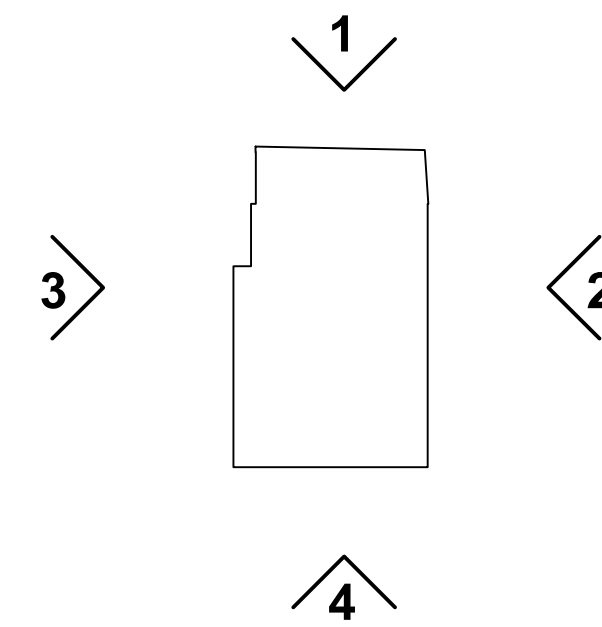


EXT ELEVATION - RIGHT
SCALE: 3/32"



EXT ELEVATION - BACK
SCALE: 3/32"

KEY PLAN



PROJECT:



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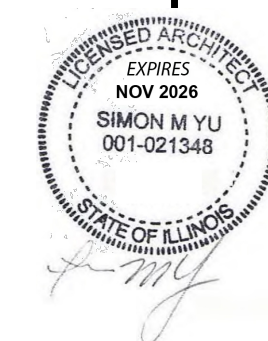
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Exterior Elevations

DO NOT SCALE



A4.01

MATERIALS AND FINISHES SCHEDULE

NO.	LOCATION	COLOR & MATERIAL SPECIFICATIONS		DESCRIPTIONS	MANUFACTURER/ SUPPLIER		LEAD TIME
EXTERIOR							
ACM1	EXTERIOR CLADDING FOR PRIMARY SHOWROOM AND NEW CAR DELIVERY	ALPOLIC COLOR: CPW WHITE 4MM 4CPW8	ALTERNATE: ALUCOBOND COLOR: CADILLAC WHITE III 2002186 BN5W511B	PRIMARY WALL CLADDING	ALPOLIC ALPOLIC-AMERICAS.COM 800.422.7270	ALUCOBOND LES TRAEGER 401-834-2018 LES.TRAEGER@3ACOMPOSITES.COM	6 Weeks
ACM2	EXTERIOR WINDOW FRAME FINISH Service & Parts	ALPOLIC COLOR: MICA MNC 4MM 4MNC8	ALTERNATE: ALUCOBOND COLOR: ANODIC CLEAR MICA PVDF 2	EXTERIOR FRAME FINISH	ALPOLIC ALPOLIC-AMERICAS.COM 800.422.7270 ALUCOBOND	ALUCOBOND LES TRAEGER 401-834-2018 LES.TRAEGER@3ACOMPOSITES.COM	6 Weeks
ACM3	SIDE ENTRY ONLY	ALPOLIC COLOR: CNC CHARCOAL 4MM 4CNC8	ALTERNATE: ALUCOBOND COLOR: DUSTY CHARCOAL PVDF 2	EXTERIOR ACCENT WALL @ SIDE ENTRY	ALPOLIC ALPOLIC-AMERICAS.COM 800.422.7270	ALUCOBOND LES TRAEGER 401-834-2018 LES.TRAEGER@3ACOMPOSITES.COM	6 Weeks
EXGL1	EXTERIOR GLAZING - SHOWROOM	SINGLE STORY - KAWNEER 2-SIDED 1620 SSG SYSTEM OR EQUAL TWO-STORY - KAWNEER 4-SIDED 1620 SSG C/W SYSTEM OR EQUAL CLEAR ANODIZED APPEARANCE VERTICAL BUTTJOINT W/ MULLION BACK-UP		SHOWROOM GLAZING	KAWNEER COMPANY, INC. WWW.KAWNEER.COM		6 Weeks
EXGL2	EXTERIOR GLAZING - ALL OTHER AREAS	KAWNEER TRIFAB 601 OR EQUAL STOREFRONT CLEAR ANODIZED APPEARANCE ELLISON BRONZE EXTRUDED ALUM. DOORS CLEAR ANODIZED APPEARANCE		STOREFRONT GLAZING, DOORS	KAWNEER COMPANY, INC. WWW.KAWNEER.COM		6 Weeks
	METAL TRIMS	US 32D STAINLESS STEEL TO MATCH ALUCOBOND NATURAL BRUSHED 50		METAL COPING, BASE, LARGE-SCALE REVEALS	OPEN		
EPT1	EXTERIOR PAINT FINISH	TO MATCH: BENJAMIN MOORE MARINA GRAY 1599		PRIMARY PAINT FINISH FOR ALL AREAS NOT REQUIRING PRIMARY CLADDING	OPEN		
EPT2	EXTERIOR PAINT FINISH	TO MATCH: BENJAMIN MOORE SNOW WHITE OC-66		PRIMARY PAINT FINISH FOR ALL AREAS NOT REQUIRING PRIMARY CLADDING	OPEN		

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DO NOT SCALE



EXTERIOR
MATERIALS SCHEDULE

A04.02

GENERAL NOTES
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EXT RENDERING
SCALE: -

PROJECT:



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Attn: Manuel Hernandez

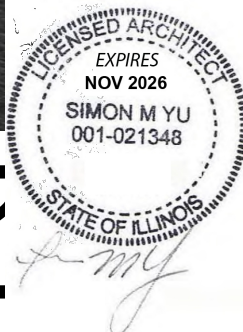
Dec 02, 2025 - For Review/Bid/Permit

Jan 19, 2026 - Per Comments

Jan 27, 2026 - Site Plan Review

Feb 19, 2026 - Per Comments

Exterior Rendering



A4.03