



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

**August 3, 2023**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on August 3, 2023.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 3, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner, called the roll.

Present and responding to roll call were the following:

Chairman Gray  
Don Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Andrae Marak

Absent Plan Commissioners: Eduardo Mani  
Steve Sepessy  
Kurt Truxal

Village Officials and Staff: Jason Engberg, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: Item 1 – Christina Serdar  
Item 1 – Robert Serdar  
Item 2 – Ramsey Elshafei, RE Development Solutions  
Item 2 – Jim Doyle, RE Development Solutions

Members of the Public: Item 2 – Lynn Moleck  
Item 2 – Mark Furczon  
Item 2 – Peggy Concannon  
Item 2 – Keshia Garnett

COMMUNICATIONS – None

APPROVAL OF THE MINUTES - Minutes of the July 20, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER HAMILTON to approve the July 20, 2023, minutes as annotated. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE AUGUST 3, 2023 REGULAR MEETING**  
**ITEM 1: PUBLIC HEARING –SERDAR FENCE SETBACK, 6648 174th PLACE – VARIATION APPROVAL**

Consider recommending that the Village Board grant Christina and Robert Serdar (petitioner) a variation from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 6648 174th Place in the R-5 Low Density Residential Zoning District. The proposed Variation will permit the petitioner to install a four-foot (4') high open-style fence to encroach up to eight feet six inches (8'-6") into the required secondary front yard on a corner lot.

Present Plan Commissioners:

Chairman Gray  
Don Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani  
Steve Sepessy  
Kurt Truxal

Village Officials and Staff:

Jason Engberg, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners:

Christina Serdar  
Robert Serdar

Members of the Public:

None

CHAIRMAN GRAY introduced Item 1. He confirmed proof of publication.

COMMISSIONER GATTO made a motion to open the public hearing; COMMISSIONER GASKILL seconded the motion. All agreed.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner Robert Serdar was sworn in.

Mr. Serdar thanked the Plan Commission for considering the request.

CHAIRMAN GRAY called on COMMISSIONER HAMILTON for comment.

COMMISSIONER HAMILTON asked if neighboring properties had similar fences. Mr. Serdar confirmed that neighboring properties have fences up to and on the property line.

COMMISSIONERS GATTO, GASKILL, MARAK, and BETTENHAUSEN had no questions or comments.

CHAIRMAN GRAY thanked staff for the detailed staff report that highlighted the nature of the property and thanked the Mr. Serdar for the photographs provided to staff.

CHAIRMAN GRAY asked if anyone in the audience wished to speak. None were present.

CHAIRMAN GRAY asked for a motion to close the public hearing. COMMISSIONER BETTENHAUSEN made a motion to close the public hearing; COMMISSIONER GATTO seconded the motion. All agreed.

Lori Kosmatka, Associate Planner, presented the standards for a Variation.

CHAIRMAN GRAY requested a motion regarding the Variation.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant Christina and Robert Serdar (petitioner) a variation from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 6648 174th Place in the R-5 Low Density Residential Zoning District. The proposed Variation will permit the petitioner to install a four-foot (4') high open-style fence to encroach up to eight feet six inches (8'-6") into the required secondary front yard.

COMMISSIONER GASKILL seconded the motion. Lori Kosmatka, Associate Planner, called the roll; all were in favor.

CHAIRMAN GRAY declared the motion carried. He noted that the item would go before Village Board on August 15, 2023.

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

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

**SUBJECT: MINUTES OF THE AUGUST 3, 2023 REGULAR MEETING**

**ITEM 2: PUBLIC HEARING – OAK PARK TOWNES, 17822-17828 OAK PARK AVENUE – VARIATIONS, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Ramsey Elshafei, on behalf of Oak Park by EEP, LLC, (petitioner) two Variations from Section XII.D.9. (Private Lot Standards), Table 2.D.6. of the Zoning Code. The proposed Variations will increase the required interior maximum side yard setback from five feet (5') to a ten and one-tenth feet (10.1') and increase the private roadway's maximum curb cut width from twenty feet (20') to thirty-one feet (31'). The petitioner is requesting these Variations to permit new construction of a 31-unit townhome development located at 17822-17828 Oak Park Avenue zoned within the NG (Legacy – Neighborhood General) zoning district. Site Plan and Final Plat approvals will also be considered at the meeting.

Present Plan Commissioners:

Chairman Gray  
Don Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani  
Steve Sepessy  
Kurt Truxal

Village Officials and Staff:

Jason Engberg, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners:

Ramsey Elshafei, RE Development Solutions  
Jim Doyle, RE Development Solutions

Members of the Public:

Lynn Moleck  
Mark Furczon  
Peggy Concannon  
Keshia Garnett

CHAIRMAN GRAY introduced Item 2. He confirmed proof of publication.

COMMISSIONER GASKILL made a motion to open the public hearing; COMMISSIONER GATTO seconded the motion. All agreed.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak. The Petitioners Jim Doyle and Ramsey Elshafei were sworn in.

Jim Doyle stated that he represents the future landlord of the property. He thanked Staff for helping navigate the Legacy district regulations.

Ramsey Elshafei stated that his business has a long track record of developing and investing in commercial real estate. He said his team wants to get the project done quickly and efficiently.

CHAIRMAN GRAY called on COMMISSIONER BETTENHAUSEN for comment; he had none.

COMMISSIONER MARAK said that he supports more density in the Legacy district, especially surrounding public transportation routes.

COMMISSIONER GASKILL had no comment.

COMMISSIONER HAMILTON said the project looked nice. He had no further comment.

CHAIRMAN GRAY said many details were handled at the previous workshop. He said he appreciated the Petitioner working with Staff.

CHAIRMAN GRAY asked if anyone in the audience wished to speak.

Lynn Moleck, the owner of 17814 Oak Park Avenue, was sworn in. Ms. Moleck said that she has owned 17814 Oak Park Avenue for 48 years. She said she has been in contact with the Petitioner and has a handful of concerns about the development. She said her first question was if a new street was proposed, or if the development was planning to use the existing driveway on her property for access; Jim Doyle confirmed that a new private street, 178<sup>th</sup> Place, will be constructed for access to the proposed units. Ms. Moleck said her second concern was about storage of plowed snow; Jim Doyle and Ramsey Elshafei confirmed that there was adequate space on the subject site for snow storage. Ms. Moleck said her third concern was that the proposed private street, 178<sup>th</sup> Place, was too close to the northern property line; CHAIRMAN GRAY said that there would be trees planted on both sides of 178<sup>th</sup> Place to provide screening and that the trees were not mandated by the Zoning Ordinance. Mr. Elshafei said there was eight to ten feet between the proposed street and the northern property line. Ms. Moleck noted that the developer would attempt to retain existing mature trees along the northern property line. Mr. Elshafei said that the easement along the northern property line is a utility easement and would only be used to repair infrastructure for the development. Ms. Moleck asked if the properties would be rented or sold; Jim said they are proposed as rental but may be sold in the future. Ms. Moleck noted the property has been vacant for 50 years. Ms. Moleck mentioned a concern about shadows from the proposed three-story buildings on Oak Park Avenue but did not have a question.

Mark Furczon was sworn in. Mr. Furczon asked how wide the buffer between 178<sup>th</sup> Place and the northern property line would be. Mr. Elshafei said the width between the curb of the proposed street and northern property line will be eight to ten feet. Mr. Elshafei noted that the neighboring properties' driveways are approximately two feet from their southern property line. Mr. Furczon said he was also concerned about snow removal. He said that two feet was not wide enough. CHAIRMAN GRAY noted that the two-foot distance referred to Mr. Furczon (and the other owners' southern property line. Mr. Elshafei said the proposed 178<sup>th</sup> Place was further from the shared property line than the neighboring developments' driveway and that if snow could not be stored within the proposed development, that it would be removed. Mr. Furczon had no additional comments.

Peggy Concannon was sworn in. Ms. Concannon said she lives in a townhouse to the south of the subject property and was happy the property was being developed. She said there is often garbage on the subject property that sometimes blows onto her property. She asked whether there would be a fence between the properties to the south and the subject property. She also asked about the existing vegetation on the shared property line. CHAIRMAN GRAY confirmed Ms. Concannon was referring to the southern property line of the subject property. Jason Engberg, Planning Manager, confirmed that there is existing vegetation on the development's southern property line. Lori Kosmatka, Associate Planner, said there are thirty trees. Ms. Concannon said they are bushes not trees and that do not look good. Jason Engberg, Planning Manager, asked if the question was about retaining or replacing the existing vegetation. Ms. Concannon said yes and whether there would be a fence. Mr. Elshafei said landscaping would be planted along the southern property line and could not confirm whether a fence was planned. Ms. Concannon asked if the units would be rentals. Mr. Elshafei said they would be rental for now based on market conditions. Ms. Concannon said she would like to see a fence and the removal of existing vegetation. Jim Doyle said there would be a lot of landscaping added along the southern property line. He said dense shrubs and trees are proposed. Mr. Elshafei said a lot of the vegetation would likely be removed during the earthwork phase. Mr. Elshafei clarified stormwater would be handled entirely on the site or into the Village's stormwater system. Ms. Concannon had no further questions. Jason Engberg, Planning Manager, reminded the audience that the Village cannot limit property ownership to being owned or rented.

Keshia Garnett was sworn in. Ms. Garnett thanked Peggy Concannon for her comments. Ms. Garnett asked where she could find the plans presented at the workshop meeting. Lori Kosmatka, Associate Planner, told Ms. Garnett where to find the documents on the Village website. CHAIRMAN GRAY also noted that the workshop discussion was recorded and could be found on the Village's YouTube channel. Ms. Garnett asked for the Petitioner's contact information.

COMMISSIONER BETTENHAUSEN asked for clarification on the plans as to what was being shown on the northwest corner of the property. Lori Kosmatka, Associate Planner, said that was a stormwater bioswale that would also be used to store snow.

COMMISSIONER BETTENHAUSEN asked about the current zoning of the property. Lori Kosmatka, Associate Planner, said it is zoned NG Neighborhood General. She noted that the Legacy District has different regulations than the rest of the Zoning Ordinance. COMMISSIONER

BETTENHAUSEN asked what the permitted density of the NG zoning district was. COMMISSIONER MARAK noted that the Legacy District is intended to promote higher density. COMMISSIONER BETTENHAUSEN asked if the project was requesting any sort of deviation to allow for greater density. Jason Engberg, Planning Manager, noted the only variances requested were a setback reduction and driveway width.

COMMISSIONER HAMILTON asked what the correct street name was. Mr. Elshafei confirmed it is 178<sup>th</sup> Place. Lori Kosmatka, Associate Planner, noted that, because it is a private street, the plat of subdivision does not need to include the street name.

COMMISSIONER HAMILTON asked why the project needed a variance to utilize a greater side setback. Jason Engberg, Planning Manager, responded the five-foot side setback in the NG district to create a street wall of buildings and a variation was needed for the utility easement.

CHAIRMAN GRAY asked for a motion to close the public hearing. COMMISSIONER GASKILL made a motion to close the public hearing; COMMISSIONER BETTENHAUSEN seconded the motion. All agreed.

Lori Kosmatka, Associate Planner, presented the standards for a Variation.

There were three motions for this item.

CHAIRMAN GRAY requested a motion regarding the Plat of Subdivision and Plat of Vacation.

#### Motion 1 – Final Plat of Subdivision and Plat of Vacation

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant approval to the Petitioner, Ramsey Elshafei, on behalf of Oak Park by EEP, LLC, Final Plat of Subdivision and Final Plat of Vacation Approval for Oak Park Townes Subdivision located in the Legacy District's Neighborhood General zoning district in accordance with the Final Plats (dated May 5, 2023) submitted and listed herein, subject to the condition that both the Final Plat and Plat of Vacation are subject to final approval by the Village Engineer and Village Attorney. COMMISSIONER GATTO seconded the motion. Lori Kosmatka, Associate Planner, called the role; all were in favor.

CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding Site Plan and Architectural Approval.

#### Motion 2 – Site Plan and Architectural Approval

COMMISSIONER HAMILTON made a motion to grant the Petitioner, Ramsey Elshafei, on behalf of Oak Park by EEP, LLC, Site Plan and Architectural approval for Oak Park Townes Subdivision to develop a 31-unit townhome development at the property located on vacant land at the west side of Oak Park Avenue, north of 179th Street, currently addressed as 17822-17828 Oak Park Avenue in the Legacy District's Neighborhood General zoning district, in accordance with the submitted

plans in the August 3, 2023 staff report and subject to the following conditions:

1. Final engineering approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Will County DOT, MWRD, and IEPA.
2. Building additions (including any sunrooms and three season rooms) are not permitted unless a uniform design to the additions, incompliance with all codes is approved by Plan Commission.
3. A final photometric plan shall be submitted and approved by Village planning and engineering staff with the final permit.
4. The project shall be completed in one phase and shall start with the 3-story townhome building fronting Oak Park Avenue to be completed first. At no point shall more than 10 other unit occupancies be approved before the 3-story townhome building is completed with full occupancy.

COMMISSIONER GASKILL asked why Will County DOT was mentioned in the motion. Jason Engberg, Planning Manager, said Cook County was the correct governing body.

COMMISSIONER HAMILTON corrected his motion to replace Will County with Cook County.

COMMISSIONER MARAK asked about the sunroom condition. He asked if adding sunrooms would have to go to Village Board. Lori Kosmatka, Associate Planner, confirmed the Plan Commission has final authority for Site Plan and Architectural Approval. Mr. Elshafei asked if he could ask a question. CHAIRMAN GRAY permitted him to do so. Mr. Elshafei asked if the occupancy condition required a certificate of occupancy or actual occupation by a resident. Jason Engberg, Planning Manager, confirmed that it was a certificate of occupancy that was needed.

CHAIRMAN GRAY requested a second.

COMMISSIONER GASKILL seconded the motion. Lori Kosmatka, Associate Planner, called the roll; all were in favor.

CHAIRMAN GRAY declared the motioned carried.

CHAIRMAN GRAY requested a motion regarding the Variations.

### Motion 3 – Variations

COMMISSIONER GATTO made a motion to recommend that the Village Board grant the Petitioner, Ramsey Elshafei, on behalf of Oak Park by EEP, LLC, a variation from Section XII.2.D.9 to increase the maximum required interior side yard setback from five feet (5') to ten and one-tenth feet (10.1) and a variation from Section XII.3.E.4.c to increase the maximum width of a two-lane driveway from twenty feet (20') to thirty-one feet (31') consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the August 3, 2023 Staff Report. COMMISSIONER GASKILL seconded the motion. Lori Kosmatka, Associate Planner, called the roll; all were in favor.



CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to the Village Board on August 15<sup>th</sup>. He thanked the Petitioners for their time and commended the Petitioner for their openness with the surrounding neighbors.

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

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

**SUBJECT: MINUTES OF THE AUGUST 3, 2023 REGULAR MEETING**

**ITEM 3: PUBLIC HEARING – GAS N WASH, 18301 LA GRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for an Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit a gas station with a convenience store, carwash, and two drive-thru restaurant uses at the property located at 18301 La Grange Road (SEC La Grange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray  
Don Bettenhausen  
James Gaskill  
Angela Gatto  
Terry Hamilton  
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani  
Steve Sepessy  
Kurt Truxal

Village Officials and Staff:

Jason Engberg, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners:

none

Members of the Public:

none

CHAIRMAN GRAY introduced Item 3.

Jason Engberg, Planning Manager, stated that staff did not have adequate time to review the Petitioner's plans and documents, so the item could not be heard at this public hearing. He noted that, because the item was continued three times, it needed to be readvertised, and that staff had done so to schedule the public hearing for August 17<sup>th</sup>. He said that no action was needed by the Plan Commission at this time.

## **Good of the Order**

Jason Engberg, Planning Manager, noted the following:

- Pete's Fresh Market was beginning to pour the foundation.
- Banging Gavel is nearing completion, and the opening date would be soon, but no date was specified.
- The Request for Proposals for the Comprehensive Plan was posted. Staff is holding a pre-proposal meeting on August 10<sup>th</sup> to go over what is desired for proposals. The submittal period for proposals ends August 25<sup>th</sup>; Staff will then begin to evaluate all received proposals.

## **Receive Comments from the Public**

There were no comments from the public.

## **Adjournment**

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER BETTENHAUSEN made a motion to adjourn the meeting; COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the meeting adjourned at 8:28 p.m.