



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION**

November 3, 2022 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the October 20, 2022 Regular Meeting

**ITEM #1 AMERICAN PLANNING ASSOCIATION – ILLINOIS CHAPTER  
PLAN COMMISSIONER TRAINING SESSION**

<https://www.ilapa.org/planning-officials>

*“The APA-IL's in-depth curriculum includes:*

- *Planning History*
- *Tools of the Trade - master plans, zoning codes, etc.*
- *Role of the Commissioners*
- *Role of Others in the Process*
- *Basics of “Findings of Fact”*
- *Open Meetings/Ethics*
- *Regional Planning*
- *Special Topics - a custom-built to include particular issues that a community would like to cover. Examples include: site plan review, sustainability, design review, affordable housing, economic development, or transit oriented development.”*

**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**

**October 20, 2022**

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 October 20, 2022.

**CALL TO ORDER** – ACTING CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 20, 2022 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Ken Shaw  
Brian Tibbetts

Absent Plan Commissioners:

Terry Hamilton  
Eduardo Mani  
Andrae Marak  
Kurt Truxal

Village Officials and Staff:

Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners:

Melissa Christensen, Brady-Gill Funeral Home &  
Cremation Services  
Carey Buxbaum, Architect, CB Design  
Representative for Scott Scheiner, DesignTek

Members of the Public:

None

**COMMUNICATIONS**- Lori informed the commission that the meeting would only be recorded with audio due to the lack of a videographer being available.

**APPROVAL OF THE MINUTES** - Minutes of the October 20, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL to approve the October 20, 2022 minutes as presented. 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 OCTOBER 20, 2022 REGULAR MEETING**

**ITEM #1: WORKSHOP – BRADY GILL FUNERAL HOME ADDITION, 16600 OAK PARK AVENUE – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE AND SITE PLAN/ARCHITECTURAL APPROVAL**

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Ken Shaw  
Brian Tibbetts

Absent Plan Commissioners: Terry Hamilton  
Andrae Marak  
Eduardo Mani  
Kurt Truxal

Village Officials and Staff: Lori Kosmatka, Associate Planner  
Jarell Blakey, Management Analyst

Petitioners: Melissa Christensen, Brady-Gill Funeral Home & Cremation Services  
Carey Buxbaum, Architect, CB Design  
Representative for Scott Scheiner, DesignTek

Members of the Public: None

CHAIRMAN GRAY introduced Item #1 and informed that the meeting is a workshop meeting then invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner presented the Staff Report

CHAIRMAN GRAY asked the Petitioner if they wanted to add anything.

Petitioner Melissa Christensen stated they had nothing to add.

CHAIRMAN GRAY then asked the Plan Commissioners if they had anything to add.

COMMISSIONER GASKILL noted he had no comments to make.

COMMISSIONER TIBBETTS commented that he thinks it is a well-laid out plan.

COMMISSIONER GATTO asked if there was a picture of different materials, including the brick.

Lori Kosmatka, Associate Planner showed the elevations. She noted there are entryways identified with a decorative peak. The Petitioner's original proposal had the entire entryway as EIFS material, but now there is brick in the middle.

The Petitioner's architect stated the reason for originally wanting EIFS between the windows and the door is that it appears to be more delicate. He feels the brick looks more massive for the entry.

COMMISSIONER GATTO noted she understood. She stated it (current proposal) looks great. She had no further questions.

COMMISSIONER SHAW noted that he is in favor of the addition due to the fact it increases density and offers business benefits. He asked if the new apartment is designed to accommodate outside tenancy.

Petitioner Melissa Christensen noted that it is not intended to be used that way. However, there is access that can be revoked.

COMMISSIONER SHAW commented that he wanted to ensure that in the event that the use changed it would be accommodating.

The Petitioner's architect stated that the existing garage houses the sprinkler system, water tanks, and flowers. Continues to note that due to this use there has been no space to house the funeral cars prompting the need for a new garage.

COMMISSIONER SHAW asked if they decide to convert the storage space to garage use, would it require a code change.

The Petitioner's architect stated that would be impractical due to the items in that storage area needing to be housed somewhere.

CHAIRMAN GRAY noted that he likes the proposed design and thinks that it will function well. Goes on to state that he has no noted concerns with the design. Then asks about the new ground mechanical unit shown on the plans.

The Petitioner's architect clarified that is the air conditioning unit and that it is shown on the floorplan.

COMMISSIONER SHAW asks it is located in the courtyard.

The Petitioner's architect stated no, it is housed by the storage unit

CHAIRMAN GRAY notes that he agrees with the code requirement for the landscape island to attempt to alleviate traffic concerns.

The Petitioner's architect noted that he has complied by placing smaller trees and bushes on the

island to not obstruct any viewpoints.

CHAIRMAN GRAY noted that he likes the EIFS breaking up the brick and the parking is not an issue. Then agrees with staff that the WMO permit from MWRD should be a requirement for approval.

CHAIRMAN GRAY asked if the proposed brick will match the existing building.

The Petitioner's architect noted that the proposed addition should match. However, the existing building has weathered over the years so it will take a few years for the building to match. Continues to note that they are changing the shingles on the roof so it will add more continuity to the addition.

COMMISSIONER SHAW asked what are the proposed security measures.

Petitioner Melissa Christensen noted that they are still discussing security systems.

CHAIRMAN GRAY asked if staff has all they need to proceed.

Lori Kosmatka, Associate Planner responds that they do and all open items have been addressed by the commission.

CHAIRMAN GRAY informs the petitioners that there will be a public hearing on this item on November 17<sup>th</sup>, 2022 at 7pm.

DRAFT

### **Receive Comments from the Public**

- None

### **Good of the Order**

Lori Kosmatka, Associate Planner presents the following:

- Next meeting on November 3<sup>rd</sup> will be the Citizen Planner Training.
- Staff is currently conducting interviews for another Planner.
- Village Board approved the PUD for the Chipotle project.
- Loyola is moving quickly.
- Holiday Inn Ribbon cutting November 3<sup>rd</sup>.
- Smoothie King awaiting materials then will be ready to open.
- Starbucks on Harlem is close to opening, but is still without gas.

COMMISSIONER GATTO made a motion to adjourn the Meeting. Second by COMMISSIONER TIBBETTS. CHAIRMAN GRAY requested a roll call vote. Hearing no opposition, he declared the Meeting Adjourned at 7:43pm.