



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

**April 1, 2021**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on April 1, 2021.

**CALL TO ORDER** – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 1, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker’s Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. He noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Kathy Congreve called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners:

Lucas Engel  
Mary Aitchison  
Steven Vick

Village Officials and Staff:

Dan Ritter, Senior Planner  
Paula Wallrich, Planning Manager (Participated electronically)  
Kathy Congreve, Commission Secretary

Guests:

Jim Waner, of Waner Enterprises Inc.  
George Faycurry, on behalf of GFCTinley LLC  
Tom Panos, on behalf of MAKP Properties

Members of the Public:

Lisa Dailey  
Elizabeth Crum-Roberts  
Cecilia Escalante

**COMMUNICATIONS**

None

## **APPROVAL OF MINUTES**

Minutes of the March 18, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to approve the minutes as presented.

COMMISSIONER GRAY requested a voice vote asking if any were opposed to the motion; hearing none, 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 APRIL 1, 2021 REGULAR MEETING**

**ITEM #1 PUBLIC HEARING – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE – SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM A PUD**

Consider approving a Site Plan and recommending the Village Board grant Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7650 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Mary Aitchison  
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner  
Paula Wallrich, Planning Manager (Participated electronically)  
Kathy Congreve, Commission Secretary

Guests: Jim Waner, Waner Enterprises Inc., representing Bettinardi

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST. Chairman Gray requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing. He then invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, presented his staff report. He stated that this was the second meeting for this item; the first was the workshop a few weeks ago. He will be touching on a couple of the issues that were outstanding at that meeting with front parking being the primary concern. He noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. A recommendation (Open Item #4) was reviewed and discussed for a pedestrian walkway to access the new visitor stalls. Proposed lighting (Open Item #7) and staff's recommendation for existing fixtures was also discussed.

CHAIRMAN GRAY asked for comments from each Commissioner. There were none.

CHAIRMAN GRAY commented on Item #4, stating that he likes what he sees with the added sidewalk, light pole and retaining wall with the rail. And he concurs with staff on Item #7, requiring the petitioner to get revised photometric plans to staff before moving forward.

CHAIRMAN GRAY invited the Petitioner to speak. Jim Waner, of Waner Enterprises Inc., was present but had no comments.

There was no public comment.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to close the public hearing on Bettinardi Golf Expansion.

CHAIRMAN GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

There were no further comments or discussion.

DAN RITTER summarized the Standards for Special Use.

The first motion, for Site Plan Approval was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST to grant the Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC, Site Plan Approval to construct a building addition with site changes at 7650 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) Zoning District, in accordance with the plans submitted and subject to the following conditions:

1. Approval is subject to final engineering review and approval by the Village Engineer.
2. Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.
3. Revised photometric plans and details of the light pole are required to be submitted and meet the Village's exterior lighting requirements.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, and LOSCUITO, CHAIRMAN GRAY

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion, for Substantial Deviation, was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Hickory Creek PUD and Exceptions from the Zoning Ordinance (including front yard parking location and aisle widths) to the Petitioner, Robert Bettinardi on behalf of RJB Tinley Park Real Estate LLC, to permit a building addition and associated site changes at 7650 Graphics Drive in the ORI PD (Office & Restricted Industrial, Hickory Creek PUD) Zoning District, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the April 1, 2021 Staff Report.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, and LOSCUITO, CHAIRMAN GRAY

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board on April 13, 2021.

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

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

**SUBJECT: MINUTES OF THE APRIL 1, 2021 REGULAR MEETING**

**ITEM #2 WORKSHOP/PUBLIC HEARING – 6732 173<sup>RD</sup> STREET, TINLEY OFFICE CENTRE - VARIATION**

Workshop and public hearing to consider recommending the Village Board grant George Faycurry, on behalf of GFC Tinley (Property Owner) a Variation from of the Zoning Code to allow for a 557 sq. ft. one-bedroom apartment instead of the minimum requirement of 800 sq. ft. at 6732 173rd Street in the DF (Downtown Flex) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Mary Aitchison  
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner  
Paula Wallrich, Planning Manager (Participated electronically)  
Kathy Congreve, Commission Secretary

Guests: George Faycurry, Petitioner

Members of the Public: Lisa Dailey - Love, Inc.  
Elizabeth Crum-Roberts - Sona Bella Salon  
Cecilia Escalante - Sona Bella Salon

CHAIRMAN GRAY invited staff to start with the workshop portion of this item.

DAN RITTER presented his staff report, noting that sometimes workshops and public hearings are combined as they are tonight so as to expedite things. He reminded Commissioners that if they felt there was not enough info or time, there is always an option to continue it. He noted that the Staff Report had been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER LOSCUITO stated that this could be a perfect apartment for a young person who walks downtown and uses the train for work. He understands the tax situation and that this could help out with the residential designation being taken into consideration.

COMMISSIONER WEST wanted to confirm that there are other apartments of similar size in the area. DAN RITTER stated there are several in older buildings from the early 1900's prior to current zoning and therefore have not received Variations.. COMMISSIONER WEST questioned the size of the bedroom and if it could be combined to make it a studio apartment. She also questioned if the apartment would be impacted by noise, being that it is a commercial building next to a bar.

DAN RITTER stated that it could be made into a studio apartment. Addressing her other question, he said the noise issue was looked at and determined to be ok because it's an office building, making it a compatible mix. The combined entrance isn't preferred but is the only option in this case.

COMMISSIONER GATTO – no comments

COMMISSIONER GASKILL questioned why the minimum requirements were set at 800 sq. ft. DAN RITTER stated that it was to make sure it is adequate housing and not substandard.

PAULA WALLRICH stated that this is an urban area; there is no standard in the industry, but downtown areas traditionally have smaller minimum requirements.

COMMISSIONER MANI asked if the apartment wall was attached to Durbin's.

DAN RITTER stated the property was constructed as a stand-alone building with zero-foot plot lines. COMMISSIONER MANI shared his concerns about fire safety.

DAN RITTER assured commissioners the property does not share a wall with Durbin's and that it will need to meet building and fire codes and have required fire alarms and sprinklers.

CHAIRMAN GRAY redirected commissioners to Open Item #1 and that the Variation request is to permit the unit with 557 sq. ft. which is a little more than half of the required 800 sq. ft. minimum. If it were closer to 400 sq. ft. it would drastically affect the layout. He echoed COMMISSIONER WEST'S concerns about the size of the bed that would fit. He felt that even though the layout is a smaller size, it is adequate and may be a great starter apartment for someone; the smaller space would not be a detriment for someone single and young. He stated that he walked the parking lot and saw that there were dedicated signs already for the businesses in the building. Additionally, he wouldn't want apartment sizes to continually shrink, but considering this property for a minimum and exception, it would be ok.

CHAIRMAN GRAY asked if the Petitioner had anything to add; he did not.

CHAIRMAN GRAY asked for a motion to open up the Public Hearing A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to open the Public Hearing on Tinley Office Centre Apartment Size Variation.

CHAIRMAN GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing and invited staff to proceed with the presentation.

DAN RITTER did not have anything more to present than what was covered during the Workshop portion.

CHAIRMAN GRAY asked the commissioners if they had any new comments or questions for staff; there were none. He asked if the petitioner had anything at this time; he did not.

CHAIRMAN GRAY asked if there was anyone from the public wishing to comment; each of them were sworn in before comment.

LISA DAILEY, of Love, Inc. (a tenant in the building) – Lisa stated that they occupy the northeast office of the second floor. She explained that the first floor has two lockable doors with a staircase leading up to all glass doors on the second floor. Her concern is that it is a shared hallway, and in the evenings and weekends when the businesses are not there, the resident would be coming and going. There have been safety issues with the entry doors; if they are locked from the exterior, you cannot unlock it from the interior and you are locked in the building. An additional concern is that the resident may leave the building door open to allow for visitors to come and go as not to have to continually go down and unlock it for them. An unlocked door can also leave the building open to someone seeking shelter or use of the restroom, which presents security issues for

the resident and the business tenants. She also pointed out that they share a hallway with Durbin's which is many times used by Durbin's employees to come into the building and use their bathrooms. The hallway also serves as an alternate exit to her and other tenants of the building in the event they are locked in at the other doors. However, on some occasions this door has been blocked with Durbin's tables and chairs. All in all, she has security concerns as to how to segregate residential from commercial in this multi-use type of building.

DAN RITTER stated that they weren't aware of the problems with not being able to unlock the doors; that is likely a fire issue and will be addressed. And there will need to be security procedures put into place.

CHAIRMAN GRAY opened up the discussion asking if commissioners had any comments.

COMMISSIONER WEST suggested that the egress needs to be dealt with before it's approved.

DAN RITTER stated that it could be added as a condition, but it will be addressed whether the variation is approved or not.

COMMISSIONER MANI echoed Commissioner West's comment to have that resolved.

COMMISSIONER LOSCUITO also concurred with the door locking issue.

CHAIRMAN GRAY concurred as well.

COMMISSIONERS GATTO and GASKILL had no further comments.

CHAIRMAN GRAY asked if there was anyone else from the public wishing to comment.

ELIZABETH CRUM-ROBERTS, representing Sona Bella Salon (a tenant in the building) – She stated that she agrees with Lisa's comments and says they have had discussions about these issues. Her concern is that there is no provided security in the building, only security systems which the business tenants have if they choose to do so. She pointed out that the security lights in the parking lot hardly ever work.

CECILIA ESCALANTE, representing Sona Bella Salon (a tenant in the building) – She echoed Lisa's and Elizabeth's comments and concerns. She too has been locked in the building. She noted that there are not even any windows that provide exit access. She's concerned with the security of the parking lot and lack of lighting.

The commissioners had no further comments.

GEORGE FAYCURRY, the Petitioner, stepped up to offer his comments. He stated that Goldy Locks installed the locks on this building. The incident with the doors locking was reported to them and he was told they would correct the problem. He apologized to the tenants that it was not corrected; he will have that corrected first thing Monday and will be there to make sure it is. Regarding the issue with Durbin's leaving stuff in the hallway, he stated that this has been an ongoing problem. He spoke about his increase in taxes and that he's looking to make the building mixed-use to get a reduction on his taxes. He stated that he appreciated the earlier comments and concerns and that he respects them.

CHAIRMAN GRAY opened up the discussion asking if commissioners had any further comments or questions; there were none. CHAIRMAN GRAY commented that he was glad to hear that the locks would be corrected first thing Monday. He finds it disturbing that there are issues with Durbin's stacking things in front of the door.

GEORGE FAYCURRY responded, stating that he has talked to the two people in charge every time he's there.

DAN RITTER told him that he will give him the contact information for the Fire Inspector and recommended that he contact them and also speak with the Building Department regarding the egress.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to close the Public Hearing on Tinley Office Centre Apartment Size Variation. CHAIRMAN GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

There were no further comments or discussion.

DAN RITTER reviewed the draft Standards for a Variation with commissioners; these had also been provided in the staff report.

CHAIRMAN GRAY mentioned adding verbiage to the motion to address the issues discussed.

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GATTO to recommend that the Village Board grant a 243 sq.ft. Variation to the Petitioner, George Faycurry on behalf of GFCTinley LLC, to permit a 557 sq. ft. dwelling where the minimum usable floor area is 800 sq. ft. at the property located at 6732 173<sup>rd</sup> Street in the DF (Downtown Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the April 1, 2021 Staff Report, subject to the following conditions:

1. A parking stall shall be dedicated to the apartment tenant with appropriate signage.
2. A bike rack with at least one bike parking space for the apartment tenant be installed.
3. The Variation is limited to one unit within the building and no other Variations for unit sizes shall be south as they should first be combined to create.
4. A building permit is required to be submitted and approved by the Building Department before proceeding with any work.
5. Any building or fire code issues must be corrected prior to occupancy.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, and LOSCUITO, CHAIRMAN GRAY

NAY: COMMISSIONER GASKILL

CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board on April 13<sup>th</sup>, 2021. DAN RITTER stated that it will go to Village Board on April 20<sup>th</sup>, 2021 as well.



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

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

**SUBJECT: MINUTES OF THE APRIL 1, 2021 REGULAR MEETING**

**ITEM #2 WORKSHOP – SUNSET ESTATES TOWNHOME DEVELOPMENT, 6864 & 6900 179<sup>TH</sup> STREET – ARCHITECTURE/SITE PLAN APPROVAL, ANNEXATION/FINAL PLAT APPROVAL, REZONING, VARIATION**

Workshop to consider recommending the Village Board grant Maria Poulos, on behalf of MAKP Properties, INC., a rezoning upon annexation, of property located at 6864 179<sup>th</sup> Street to R-6 (Medium Density Residential District), and a rezoning of property located at 6900 179<sup>th</sup> Street from R-1 (Single Family Residential District) to the R-6 Zoning District. Approval of the Architecture/Site Plan and Annexation/Final Plat of Subdivision along with a Variation to allow rear yard setbacks from the north property line ranging from 13.59 feet to 15.12 feet when the required setback is 30 feet will also be considered.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Mary Aitchison  
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner  
Paula Wallrich, Planning Manager (Participated electronically)  
Kathy Congreve, Commission Secretary

Guests: Tom Panos, on behalf of MAKP Properties

CHAIRMAN GRAY invited staff to start with the workshop presentation of this item.

PAULA WALLRICH, Planning Manager, gave her presentation covering the items to be reviewed and analyzed. Ms. Wallrich noted that the Staff Report had been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. MS. WALLRICH covered the Standards for Site Plan and Architectural Reviews with commissioners.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER MANI stated that this looked like a nice development.

COMMISSIONER LOSCUITO stated that he likes the carriage walk idea and understands staff's reasoning that the side yard is actually the rear yard and that it exceeds requirements and that the actual rear yard (side yard) is not adjacent to any other developed property.

COMMISSIONER WEST thanked staff for the thorough report. She also has concerns about it being up against the single-family homes but she thinks the plan mitigates that.

CHAIRMAN GRAY agrees with staff's recommendations. He states that on Item #1 he feels that it's ok that the streets are not consistent with the Legacy Plan. The fences on the east and west help buffer surrounding properties and the project fits that area and is a nice development.

CHAIRMAN GRAY asked if the Petitioner was present and had anything to add. DAN RITTER stated that he is present, has no comments and thanks the Commission for the comments.

There will be a Public Hearing on this item on April 15, 2021 at the next Plan Commission meeting.

**GOOD OF THE ORDER –**

DAN RITTER stated that Banging Gavel has poured their patio and are looking to get something going out on the patio this year. There is an ice cream shop (The Scoop) opening up soon on Oak Park Avenue; the property had been a recipient of a Façade Grant. Avocado Theory and South Street are moving along. Staff has interviewed four candidates for the Planner position; there will be a second round of interviews in the coming weeks and they hope to have someone on board in the next month or two. There are two projects coming forward from a developer that's already doing projects in town, one being a Starbucks south of the 7-11 being constructed at 171<sup>st</sup> & Harlem Avenue and one converting the empty MB Financial building on 171<sup>st</sup> and LaGrange Road. Hailstorm has their permit for their permanent outdoor patio space. Fry The Coup opened and there's another tenant moving in that building as well. April 15<sup>th</sup> is the next Plan Commission meeting; anyone who wants to attend in person can do that now.

**COMMENTS FROM THE PUBLIC –** There were none

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to adjourn the April 1, 2021 Plan Commission meeting.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and adjourned the meeting at 9:23 P.M.