



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

September 7, 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 September 7, 2023, 2023.

CALL TO ORDER – ACTING CHAIR GATTO called to order the Regular Meeting of the Plan Commission for September 7, 2023 at 7:00 p.m.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: Acting Chair Angela Gatto
Steve Sepessy
Kurt Truxal
Terry Hamilton
James Gaskill

Absent Plan Commissioners: Chairman Garrett Gray
Andrae Marak
Eduardo Mani (Absent for Roll Call)
Kehla West

Village Officials and Staff: Patrick Carr, Village Manager
Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Michael Pasquinelli, Village Attorney

Petitioners: Ghassan Abdallah (Item 1)
Layalee Elzahdan (Item 1)
Pat Woytek (Item 2)
Terry Smith (Item 2)
Pat Curran (Item 2)

Members of the Public: John Stalmack (Item 2)
Lisa Latronico (Item 2)
Desiree Kirsch (Item 2)
David Brueggemann (Item 2)
Chuck Latronico (Item 2)

Sara Nolan (Item 2)
Karen Stalmack (Item 2)
Jack Coyle (Item 2)
Katherine Peplinski (Item 2)
Dan Murphy (Item 2)
Lauren Gallagher (Item 2)

COMMUNICATIONS – None

APPROVAL OF THE MINUTES - Minutes of the August 17, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SEPESSY, seconded by COMMISSIONER TRUXAL to approve the August 17, 2023 minutes. ACTING CHAIR GATTO asked for a voice vote; all were in favor. She 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 SEPTEMBER 7, 2023 REGULAR MEETING

ITEM 1: PUBLIC HEARING – FAMILY DENTAL – MIXED-USE BUILDING ADDITION, 7895 159th STREET – SPECIAL USE, VARIATION APPROVAL

Consider recommending that the Village Board grant Ghassan Abdalah of Family Dental Care, (Petitioner) a Special Use for a residence located above or to the rear of a principal use within the B-3 (General Business and Commercial) Zoning District and Variation approval to reduce parking lot drive aisle widths. The Petitioner is proposing to construct a mixed-use addition behind the existing structure for ground level office space and two second story apartments. Site Plan/Architectural Approval is also being considered at the

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Michael Pasquinelli, Village Attorney

Petitioners: Ghassan Abdallah
Layalee Elzahdan

Members of the Public: None

ACTING CHAIR GATTO introduced Item 1.

COMMISSIONER TRUXAL made a motion to open the public hearing; COMMISSIONER GASKILL seconded the motion. ACTING CHAIR GATTO asked for a voice vote; all were in favor. She declared the motion carried and opened the public hearing.

ACTING CHAIR GATTO confirmed proof of publication in accordance with state law.

Michael O. Whalen presented the staff report.

ACTING CHAIR GATTO asked for comment from the COMMISSIONERS, beginning with COMMISSIONER GASKILL.

COMMISSIONER GASKILL asked for clarification on the proposed configuration of the building addition. Michael O. Whalen responded that the two-story addition is proposed to the rear of the existing building.

COMMISSIONER SEPESSY had no comments or questions.

COMMISSIONER TRUXAL asked whether the Fire Department was okay with the drive-aisle width reduction variation. Michael O. Whalen confirmed they are.

COMMISSIONER HAMILON had no comments or questions.

ACTING CHAIR GATTO said she had the same question as COMMISSIONER TRUXAL but otherwise had no additional comments or questions.

ACTING CHAIR GATTO asked whether anyone in the audience wished to give public comment. None did.

The Petitioner was present but declined to give comment.

COMMISSIONER TRUXAL made a motion to close the public hearing. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR GATTO requested a roll call vote, all were in favor and the motion was declared carried.

Michael O. Whalen presented the standards.

COMMISSIONER GASKILL made a motion to make a motion to recommend the Village Board grant a Special Use Permit for Residences, when Located Above or to the Rear of a Principal Use to the Petitioner, Ghassan Abdallah of Family Dental Care, at 7895 159th Street in the B-3 (General Business and Commercial) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023 staff report, subject to the conditions proposed in said staff report. COMMISSIONER SEPESSY seconded. ACTING CHAIR GATTO requested a roll call vote, all were in favor and the motion was declared carried.

COMMISSIONER TRUXAL made a motion to recommend the Village Board grant Variations from the Zoning Ordinance as listed in the September 7, 2023 staff report pertaining to drive-aisle width and sign location to the Petitioner, Ghassan Abdallah of Family Dental Care, to permit the construction of a mixed-use addition to include office space and Residences, when Located Above or to the Rear of a Principal Use at 7895 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the staff report. COMMISSIONER GASKILL seconded. ACTING CHAIR GATTO requested a roll call vote, all were in favor and the motion was declared carried.

COMMISSIONER HAMILTON make a motion to grant Site Plan/Architectural Approval to the Petitioner, Ghassan Abdallah of Family Dental Care, for the development of a mixed-use building with apartments above offices at 7895 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023, staff report, subject to the conditions proposed in said staff report. COMMISSIONER TRUXAL seconded. ACTING CHAIR GATTO requested a roll call vote, all were in favor and the motion was declared carried.

COMMISSIONER SEPESSY make a motion to recommend approval of the final plat of easement to the Petitioner, Ghassan Abdallah of Family Dental Care, in accordance with the plat of easement submitted and dated July 6, 2023, subject to the condition that the plat is subject to final review and approval by the Village Engineer and Village Attorney. COMMISSIONER GASKILL seconded. ACTING CHAIR GATTO requested a roll call vote, all were in favor and the motion was declared carried.

ACTING CHAIR GATTO noted that the item would go before Village Board on September 19th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 7, 2023 REGULAR MEETING

ITEM 2: PUBLIC HEARING – NORTH STREET, 67th COURT AND NORTH STREET, SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, and Variations for the mixed-use development West Point at Harmony Square. A Text Amendment to the Zoning Ordinance is also proposed to facilitate the development by relocating a segment of the “Street-Level Commercial Required” designation in the Legacy Downtown Core Regulating Plan. The project includes a five-story mixed-use building on North Street with commercial space on the first floor and 62 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

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Petitioners: Pat Woytek
Terry Smith
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Members of the Public: John Stalmack
Lisa Latronico

Desiree Kirsch
David Brueggemann
Chuck Latronico
Sara Nolan
Karen Stalmack
Jack Coyle
Katherine Peplinski
Dan Murphy
Lauren Gallagher

ACTING CHAIR GATTO introduced Item 2.

COMMISSIONER SEPESSY made a motion to open the public hearing; COMMISSIONER GASKILL seconded the motion. ACTING CHAIR GATTO asked for a voice vote; all were in favor. She declared the motion carried and opened the public hearing.

ACTING CHAIR GATTO confirmed proof of publication in accordance with state law.

Daniel Ritter, Community Development Director, presented the staff report.

ACTING CHAIR GATTO asked the Commissioners for comment.

COMMISSIONER GASKILL noted that the car port parking is not visually appealing. COMMISSIONER SEPESSY noted the same concern. COMMISSIONER MANI also noted dissatisfaction with the proposed carports.

COMMISSIONER TRUXAL noted that the architectural plans appear to be compatible with the Boulevard development on South Street. He said that he liked the addition of commercial space. He said he thought the density of the development might be controversial, but that he wanted to hear from the public.

ACTING CHAIR GATTO commented that she feels that the proposed site is compatible with the Boulevard property. She went on to comment that the density may be a problem on the site and noted her concern with potential commercial vacancy. She noted the carports were out of context for the region.

ACTING CHAIR GATTO invited the Petitioners to speak.

ACTING CHAIR GATTO swore in Terry Smith.

Terry Smith presented his presentation.

COMMISSIONER GASKILL commented that he feels the carports look like a gas station and proposed an enclosed carport instead of the current rendering. COMMISSIONER SEPESSY concurred with COMMISSIONER GASKILL. COMMISSIONER MANI concurred with COMMISSIONERS GASKILL and SEPESSY. COMMISSIONER TRUXAL noted that he agreed

with COMMISSIONER GASKILL making mention that he would prefer an enclosed carport. He added that potentially including electrical infrastructure to charge EVs might be beneficial. COMMISSIONER HAMILTON noted that he thinks the plan looks nice, that he understood the functionality of the carports, and does not see the carport as a deal breaker. ACTING CHAIR GATTO agreed that she does not like the appearance of the car ports, but something semi-enclosed might look better. Dan Ritter commented that the easiest option is to remove them completely. COMMISSIONER SEPESSY asked if the carport spaces are assigned. Dan Ritter noted that state law requires that electrical infrastructure must be installed for every dwelling unit to have the capability of adding EV chargers.

ACTING CHAIR GATTO swore in Pat Curran.

Pat Curran noted that if the Commission and Board do not want the carports, they are willing to remove them completely.

COMMISSIONER TRUXAL asked the Commission if there should be a consensus to deliver to the Board.

Dan Ritter commented that it appeared that the consensus of the Commission was that the car ports should be removed.

ACTING CHAIR GATTO invited the public to comment.

ACTING CHAIR GATTO swore in John Stalmack

John Stalmack commented that the vacant lot the Petitioner proposes to develop is used as a parking lot. He argued that, when the lot is developed, there will be nowhere for people to park. He said the subject property is full of cars during Village events and the nearby VFW's events. He also noted traffic concerns on the streets surrounding the proposed development. He asked if people would be parking on his street after the vacant lot is developed. ACTING CHAIR GATTO said that the Metra parking lots are available for parking for events. COMMISSIONER GASKILL asked where people parked before the subject property was vacant. Mr. Stalmack said he did not know, but that the Village hosts more events downtown now. ACTING CHAIR GATTO asked Mr. Stalmack if he would prefer the appearance of a parking garage.

COMMISSIONER SEPESSY noted that the construction of the Harmony Square plaza will increase the amount of available parking as the events will no longer be held in the commuter lot and will instead be hosted at the Harmony Square plaza. Mr. Stalmack responded that there will still be parking issues in the surrounding areas.

ACTING CHAIR GATTO noted the overnight parking ordinance will help limit parking on residential streets.

COMMISSIONER TRUXAL asked if there were plans to build additional parking in the area of the development.

Dan Ritter said the developer would be constructing on-street parking spaces and that there is a lot of parking downtown, between the Metra lots and surrounding municipal lots. He said that during major events, people may park on streets.

COMMISSIONER TRUXAL asked if there is any way to add additional traffic controls to address traffic concerns.

Dan Ritter stated that the traffic controls have been noted and the Village is aware and looking into solutions but that is not in the scope of what is being requested in the public hearing for the proposed project.

ACTING CHAIR GATTO asked how many parking spaces are in the Metra lots. Jarell Blakey said there are several hundred spaces. COMMISSIONER TRUXAL said that there are spaces, but people need to know where to find them. Dan Ritter noted that it's important to consolidate parking in suburban downtowns to make them pleasant places to walk around.

COMMISSIONER TRUXAL asked if there is space in the townhome development for guests to park within the development. Dan Ritter answered that townhome visitors will use on-street parking or available spaces in the development's parking lot.

COMMISSIONER TRUXAL asked if there is any traffic control during events and whether something could be done to limit access to neighboring streets.

Dan Ritter noted that he would forward the concerns to the Marketing Department and Police Department.

ACTING CHAIR GATTO swore in Lisa Latronico.

Lisa Latronico said she was concerned with the proposed density and appearance of the proposed development. She said she was concerned about traffic and suggested a traffic study be completed. She also noted a concern about parking, especially accessible parking for visitors to the nearby VFW.

ACTING CHAIR GATTO swore in Desiree Kirsch

Desiree Kirsch asked what the starting price for the townhomes would be, citing concerns with access to affordable housing. She also asked where overnight guests were going to park and whether the Metra lot would allow overnight parking. She also asked if the units would be rental or for sale.

Dan Ritter said that the Petitioner could answer if they wished to do so but that price does not have anything to do with the Petitioner's requests. He said the Village does not regulate type of ownership for residential properties.

ACTING CHAIR GATTO swore in David Brueggemann.

David noted concerns with the Village communications regarding the project. He said the proposed

development will not fit in in the neighborhood. He said the development is important because it is so visible on the future plaza. He said he was also concerned about parking. He said he was concerned about noise coming from the patios and balconies on the mixed-use building and wanted future residents to be reminded of the Village's noise ordinance with signs. He asked if 67th Court and 67th Avenue will be redesigned, and utilities upgraded and buried. Dan Ritter said part of the street and utility modifications would occur with the proposed project but could not comment on what exactly would happen when. Dan Ritter said the Village intends to upgrade the area. He commented on the appearance and quality of materials of the proposed development. He said he did not like the orientation of the townhouses with the sides of buildings facing the street. He said that the density of the proposed townhouses was too high, and that he preferred a concept from 2019 which he said oriented the townhomes differently.

ACTING CHAIR GATTO swore in Chuck Latronico.

Chuck noted concerns with the proposed height of the development, the inclusion of a private dog park in the development and echoed the parking concerns of the previous comments.

ACTING CHAIR GATTO noted that Metra ridership at the Oak Park Avenue station is down and that many commuters drive to the 80th Avenue station instead because an express train stops there. Dan Ritter explained the forthcoming parking meter program will help manage the station's parking utilization. Mr. Latronico asked about public infrastructure and whether the streets will be widened. He claimed it's difficult for two cars to pass in each direction. Dan Ritter responded that the utilities in the area are going to be upgraded. Chuck Latronico asked if the plaza or the proposed project would begin construction first. Dan Ritter said underground utility work would be the first project. Chuck Latronico said that would be a lot of construction happening all at once.

Chuck Latronico asked which businesses would be located on the ground floor of the mixed-use building. Dan Ritter said the developer does not have any businesses lined up yet. Chuck Latronico said that he felt the proposed commercial space will remain vacant like at the Boulevard. He stated his perception that the Oak Park Avenue corridor has a high vacancy rate.

Dan Ritter said there is a lot of demand for commercial spaces but many existing spaces are not equipped to handle new businesses. He referred to the redevelopment of the Charter Fitness building attracting new commercial tenants.

Chuck Latronico went on to comment that the developer should consider single-family residential as opposed to townhomes or apartment housing. He said a five-story building is excessive and there are no others in the Village.

Dan Ritter responded that the Boulevard is four-stories and Springfort Hall is five-stories. He again noted that the proposed project is permitted by-right.

Chuck Latronico then asked whether it was fair that the proposed dog park would not be open to the public. He said people use the vacant lot for their dogs.

Dan Ritter informed him that the petitioner does not have to put a dog park there continuing to state

that by-right, the petitioner can build another building or parking in that space. He continued by informing Chuck Latronico that the park is intended for the residents of the building and would be privately operated.

Chuck Latronico asked whether sidewalks would be added and asked about guest parking.

Dan Ritter informed him that there would be sidewalks and on-street parking is being built into the development.

Chuck noted space concerns with on-street parking in the area adjacent to the proposed development.

ACTING CHAIR GATTO swore in Karen Stalmack.

Karen noted similar concerns to the previous speakers citing parking, traffic, and density concerns. She continued to note that the development is visually unappealing and will have a negative effect on surrounding area property values.

ACTING CHAIR GATTO swore in Sarah Nolan.

Sarah Nolan commented that there is not enough room for the proposed development and invited the Commissioners to make a site visit.

ACTING CHAIR GATTO swore in Jack Coyle.

Jack Coyle stated his concern over road congestion, especially during events. He asked how stormwater would be managed. Dan Ritter said there is an off-site pond to accommodate stormwater. Jack Coyle said he felt the existing roadways are too narrow to accommodate on-street parking.

Dan Ritter clarified that parking and density were not part of the request before the Plan Commission then went on to comment that staff will pass along the recommendation of a traffic study to the Village Board.

ACTING CHAIR GATTO swore in Katherine Peplinski.

Katherine Peplinski agreed with previous comments about parking and density and asked where existing residents' guests could park.

Dan Ritter informed her that there will be no on-street parking on the west side of 67th Court but there will be public on-street parking on the east side of 67th Court.

Terry Smith clarified that there are 21 total parallel parking spaces.

Patrick Carr, Village Manager requested a recess to confer with staff.

COMMISSIONER SEPESY made a motion to take a five-minute recess. COMMISSIONER TRUXAL seconded. ACTING CHAIR GATTO requested a voice vote; all were in favor.

The public hearing was resumed after the recess.

ACTING CHAIR GATTO swore in Dan Murphy.

Dan Murphy agreed with previous comments and suggested that the developer phase the project to build the townhouses later. He added that he did not like the appearance of the proposed carports.

ACTING CHAIR GATTO swore in Lauren Gallagher.

Lauren Gallagher commented that she shares the same concerns regarding parking, traffic, and density. She continued to comment that there is a lot of current construction projects and that the Village may benefit by slowing development down.

ACTING CHAIR GATTO asked if anyone else in the audience wished to speak. None responded.

ACTING CHAIR GATTO suggested that the public hearing be continued to allow staff and the developer to address the concerns discussed.

COMMISSIONER GASKILL made a motion to continue the public hearing to the September 21, 2023 Plan Commission meeting. COMMISSIONER SEPESY seconded. The ACTING CHAIR GATTO requested a roll call vote; all in favor. She declared the motion carried.

Good of the Order

Dan Ritter informed the Commission that Oak Park Townes, Brixmor, Gas N Wash, and Drip Drop Smokes were approved at Village Board. He also noted that Kehla West was appointed to the Plan Commission.

Receive Comments from the Public

There were no additional comments from the public.

Adjournment

ACTING CHAIR GATTO requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting; COMMISSIONER TRUXAL seconded the motion. ACTING CHAIR GATTO requested a voice vote; all were in favor. She declared the meeting adjourned at 9:18p.m.