



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

October 5, 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 October 5, 2023, 2023.

CALL TO ORDER – ACTING CHAIR WEST called to order the Regular Meeting of the Plan Commission for October 5, 2023 at 7:00 p.m.

Jarell Blakey, Management Analyst, called the roll.

Present Plan Commissioners: Acting Chair Kehla West
James Gaskill
Eduardo Mani
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton

Village Officials and Staff: Dan Ritter, Community Development Director
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst

Petitioners:

Members of the Public: none

COMMUNICATIONS –

Jarell Blakey, Management Analyst noted that COMMISSIONER WEST was filling in for CHAIRMAN GARRET GRAY in his absence.

Dan Ritter, Community Development Director, noted that the Petitioner for Item 2 was requesting a continuance to complete and submit updated plans. He requested that the Commission move to amend the agenda to place Item 2 first on the agenda. COMMISSIONER SEPESSY made a motion to amend the agenda to hear Item 2 first. COMMISSIONER MANI seconded the motion. ACTING CHAIR WEST requested a voice vote on the motion; all were in favor. She declared the motion carried.

APPROVAL OF THE MINUTES - Minutes of the September 21, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded

by COMMISSIONER SEPESY to approve the September 21, 2023 minutes. ACTING CHAIR WEST 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 OCTOBER 5, 2023 REGULAR MEETING

ITEM 2: PUBLIC HEARING – WEST POINT AT HARMONY SQUARE, 67TH CT. & NORTH ST. 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 63 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.

Present Plan Commissioners: Acting Chair Kehla West
James Gaskill
Eduardo Mani
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton

Village Officials and Staff: Dan Ritter, Community Development Director
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Absent

Members of the Public: None

ACTING CHAIR WEST introduced Item 2.

ACTING CHAIR WEST requested a motion to continue the public hearing for Item 2. COMMISSIONER GASKILL made a motion to continue Item 2 to the October 19, 2023 Plan

Commission meeting. COMMISSIONER TRUXAL seconded the motion. ACTING CHAIR WEST 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 OCTOBER 5, 2023 REGULAR MEETING

ITEM 1: WORKSHOP – SPLISH SPLASH CAR WASH – 7130 171st STREET – SPECIAL USE, VARIATION, FINAL PLAT, PLAT OF DEDICATION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Iftekhar Syed of Tinley Park Properties LLC (dba Splish Splash Car Wash) a Special Use for an Automobile Car Wash and a Variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Code. The petitioner is requesting the Special Use and Variation to permit site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan and Plat approvals will also be considered at the meeting.

Present Plan Commissioners: Acting Chair Kehla West
James Gaskill
Eduardo Mani
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton

Village Officials and Staff: Dan Ritter, Community Development Director
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Present

Members of the Public: None

ACTING CHAIR WEST introduced Item 1. She asked staff to begin the presentation.

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

ACTING CHAIR WEST confirmed that the Petitioner was present.

ACTING CHAIR WEST asked the Commission for comments and questions, beginning with COMMISSIONER GASKILL.

COMMISSIONER GASKILL had no comments.

COMMISSIONER MARAK asked whether the existing sign would be retained. Michael O. Whalen said the sign would be retained and could be maintained and refaced. He also noted that, as part of the Special Use Permit, the Commission could recommend bringing the nonconforming sign into compliance with Section IX of the Zoning Ordinance. COMMISSIONER MARAK had no further comment.

COMMISSIONER SEPESSY asked whether there were any future plans to add a detail center. Michael O. Whalen said the Petitioner has not stated any future plans and that there is not space to add a detail center. COMMISSIONER SEPESSY had no further questions.

COMMISSIONER MANI said he was concerned about the use of wall pack light fixtures casting glare onto roadways at night. He added that he was pleased to see the site redeveloped.

COMMISSIONER TRUXAL asked whether a traffic study was conducted. Michael O. Whalen confirmed. COMMISSIONER TRUXAL said the area will be much busier with the carwash operational.

ACTING CHAIR WEST asked the Petitioner how long it takes for a vehicle to pass through the carwash. The Petitioner, from the audience, responded that it takes about a minute. ACTING CHAIR WEST said the queue space for the carwash would probably not cause a problem. The Petitioner added that the speed of the carwash can be accelerated during busy times.

ACTING CHAIR WEST noted the public hearing for Item 1 is scheduled for the October 19, 2023 Plan Commission meeting.

Michael O. Whalen confirmed that the Commission wanted the wall pack fixtures removed. ACTING CHAIR WEST confirmed that refacing the sign is feasible. The Petitioner confirmed.

COMMISSIONER SEPESSY asked whether exiting traffic would be right-turn only. Dan Ritter, Community Development Director, said there will be a right-turn only sign however there is no raised median.

Michael O. Whalen confirmed that the Commission was okay with the Petitioner retaining the nonconforming sign.

ACTING CHAIR WEST concluded the workshop discussion.

Good of the Order

Dan Ritter provided updates on current and completed projects.

Receive Comments from the Public

None were present.

Adjournment

ACTING CHAIR WEST requested a motion to adjourn the meeting.

COMMISSIONER MARAK made a motion to adjourn the meeting; COMMISSIONER SEPESY seconded the motion. ACTING CHAIR WEST requested a voice vote; all were in favor. She declared the meeting adjourned at 7:23 p.m.