



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

March 20, 2025

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 March 20, 2025.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 20, 2025 at 7:00 P.M.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani

Village Staff: Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Ramsey Elshafei, RE Development
Bill Zalewski, Advantage Consulting Engineers
Jerry White, Superhost Hospitality
Richard Dippolito, Brixmor (Item #3)
Andrew Lehman, BHDP (Item #3)

Members of the Public: None

COMMUNICATIONS – Jason Engberg, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the March 6, 2025 of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER GATTO made a motion to approve the minutes from the March 6, 2025 Plan Commission meeting. COMMISSIONER SEPESSY seconded the motion. All were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 20, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, nine Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, masonry and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

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CHAIRMAN GRAY introduced item #1. He noted this item was requested to be moved to the April 3rd, 2025 meeting.

CHAIRMAN GRAY requested a motion to move the public hearing to April 3rd, 2025. COMMISSIONER GATTO made a motion to open the public hearing, seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 20, 2025 REGULAR MEETING

ITEM 2: WORKSHOP – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL

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Village Staff: Jason Engberg, Planning Manager
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Michael O. Whalen, Associate Planner

Petitioners: Ramsey Elshafei, RE Development
Bill Zalewski, Advantage Consulting Engineers
Jerry White, Superhost Hospitality

Members of the Public: None

CHAIRMAN GRAY introduced Item #2.

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

Jason Engberg, Planning Manager, noted that the Petitioners are available for questions.

CHAIRMAN GRAY said he had an issue with the justification provided for the hotel lot size Variation request. He said that the lot size minimum should have been discovered when the Petitioner was doing due diligence before purchasing the property.

Ramsey Elshafei said that his company was a partner with the existing land owner. Mr. Elshafei said that most Tru by Hilton properties are around 2-2.5 acres.

CHAIRMAN GRAY said he had several additional comments but asked COMMISSIONER GATTO if she had any questions.

COMMISSIONER GATTO asked if there were other hotels in the Village on smaller lots. Jason Engberg said there are some hotels on smaller lots and some on larger lots. He explained the rationale about why the five-acre minimum was added to the code—to attract higher quality hotels with more amenities. He added that there are several hotels that are now nonconforming because they are on smaller lots. COMMISSIONER GATTO asked if the Marriott Hotels across the street were on more than five acres. COMMISSIONER GATTO noted that there were many Variations being requested.

Jason Engberg said that most of the Variations being requested are for relief from the Urban Design Overlay district. He noted that there are many other projects in the area that have requested similar Variations because the UD-1 overlay is attempting to create a walkable environment, but the I-80 and La Grange Road area is not compatible with a walkable environment.

CHAIRMAN GRAY said he sometimes walks in the area and said the area is not very user-friendly for pedestrians.

COMMISSIONER MARAK said that even though the area is currently auto-oriented, it is important to plan to bring pedestrian facilities in the future. He said there should be a good faith effort to reduce the number of Variations requested. Jason Engberg said that most of the issues with the Urban Design Overlay is that the Petitioner is proposing to build Tru Hotel's model, instead of a custom designed building, so they cannot make the building wider or move it closer to the street because of site topography.

CHAIRMAN GRAY asked about the IDOT detention setback and whether the proposed retention pond would be able to be installed. He said if IDOT will not allow the pond there, then there should be cross-access in the rear. Jason Engberg said that, because of the design of the Gas N Wash property and significant elevation changes, adding a cross access driveway would still be difficult.

COMMISSIONER HAMILTON said that it seemed like the Petitioner took a very big chance when purchasing the property since so many Variations are required. He asked if Staff was okay with the proposed project. Jason Engberg said that Staff generally do not make recommendations and that it is the Plan Commissioners responsibility to determine whether the Variations are appropriate. He added that there are some regulations that Staff knows they need to fix in the future, like parking requirements.

COMMISSIONER SEPESSY said that he understood the conflict between the five-acre minimum and the hotel industry standard of smaller lots.

COMMISSIONER MARTINEZ said that she was not concerned with the hotel lot size Variation request but that she hoped the Petitioner would take the feedback received from the Plan Commission to revise the plans.

CHAIRMAN GRAY noted that the parking analysis presented by the Petitioner noted a 65% occupancy rate, and questioned why a fourth floor with be necessary with that occupancy rate. Jerry White said that occupancy number was related to the number of cars in the parking lot, not the number of rooms occupied, and noted that many people would arrive via other means than driving in a personal vehicle.

COMMISSIONER SEPESSY asked how many employees will be on a typical shift. Ramsey Elshafei said eight to nine employees would be at the hotel at any given time.

CHAIRMAN GRAY asked about the building foundation. Bill Zalewski said they were trying to site the building in the most ideal location given the site topography changes. He said retaining walls would be needed if the building were to be moved closer to the street.

In reference to the earlier question about the Marriot Hotel lot sizes, Jason Engberg said that one of those hotels was on a five acre lot and the other was on a 3.3 acre lot, so only one hotel got a lot size Variation.

CHAIRMAN GRAY said the color scheme looked good.

Michael O. Whalen noted that the proposed building would be the first in the area that had so much E.I.F.S. Ramsey Elshafei said that Hilton's prototype for Tru Hotel is mostly E.I.F.S. and that the material has improved in the last five to ten years.

COMMISSIONER HAMILTON said he thought the proposal looked good.

COMMISSIONER MARAK asked how the Petitioner knew the material had improved longevity if the technology is relatively new.

COMMISSIONER GATTO said she appreciated the more muted color palette and said that she was concerned with how the material would hold up in the Chicago weather over a long period of time. COMMISSIONER GATTO said she would like to see an increase in brick on the building.

CHAIRMAN GRAY said they needed to hit the minimum number on the face brick.

COMMISSIONER SEPESSY said he liked the color scheme and liked that it was unique.

COMMISSIONER MARTINEZ said her preference was an entirely brick building. She compared the amount of color branding on the hotel to the other hotels in the area. She said she didn't mind the E.I.F.S. colorful motif for branding, but wanted the rest of the building to look more neutral. She said that she felt the plan was trying to take a cheap way out.

Jerry White said that every hotel brand has distinctive and consistent branding so consumers can tell which hotel it is. He said that the current trend is moving towards a grayer color palette. He said Tru Hotel uses brighter colors. He said his team was limited to what design changes they could make given Tru Hotel's branding standards.

CHAIRMAN GRAY asked all the Commissioners if they were okay with the proposal as-is. COMMISSIONER HAMILTON said he was okay with the proposal as-is. CHAIRMAN GRAY asked all the Commissioners if they wanted the building to meet the 60% face brick requirement. COMMISSIONERS MARAK, GATTO, and MARTINEZ and Chairman Gray said they should at the very least meet the 60% face brick requirement. CHAIRMAN GRAY asked if 70% brick and 30% E.I.F.S. would be okay. COMMISSIONERS GATTO, SEPESSY, and CHAIRMAN GRAY agreed. CHAIRMAN GRAY asked the Petitioner what the hardship of complying with the masonry requirements. Ramsey Elshafei said that the main hardship is that the masonry standards aren't consistent with Hilton's brand prototype. CHAIRMAN GRAY said that Hilton's preferences are not a hardship. CHAIRMAN GRAY said the project should comply with the masonry requirements. COMMISSIONER MARTINEZ said that since there is not a hardship, the building should comply with the code. Ramsey Elshafei said that some design changes might not get approved by Hilton. CHAIRMAN GRAY said that maybe the site isn't appropriate for a Tru Hotel if that is the case. He added that he thought there was a way to do it. He said if Hilton has a hard line, maybe Hilton needs to look at a nearby town. COMMISSIONER MARAK said that the Petitioner should go back to Hilton to see what can be done and then present an updated design to the Plan Commission.

COMMISSIONER MARAK said there is not really any overflow parking nearby. Jason Engberg said that the site has as much parking as can fit. He added that Staff is comfortable with the amount of parking and that if there is any issue in the future, they will have to address the shortage.

Jason Engberg and Michael O. Whalen noted some specifics about the landscape plan. COMMISSIONER MARTINEZ asked why more landscaping was not added to the south buffer yard. Ramsey Elshafei said that they didn't want too many trees because the neighboring property line is heavily planted and they do not want plants competing and ultimately dying. Ramsey Elshafei also said that space is needed for snow storage.

CHAIRMAN GRAY asked when the Petitioner expected to hear from IDOT regarding the detention setback along La Grange Road. Bill Zalewski said that he spoke to them and they do not have concerns.

COMMISSIONER MARTINEZ said she wanted the Petitioner to reduce the requests for relief by adding more landscaping to the south bufferyard.

CHAIRMAN GRAY said he would also like to see a reduction in requests as a good faith effort to comply with the Zoning Ordinance as much as possible.

Michael O. Whalen noted that the ground sign is proposed 1-2 feet from the east property line.

COMMISSIONER MARTINEZ asked if there were any visibility issues. Bill Zalewski said no.

Michael O. Whalen noted that the public hearing is scheduled for April 3rd.

CHAIRMAN GRAY thanked the Petitioner and Staff for a detailed staff report.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 20, 2025 REGULAR MEETING

ITEM 3: PUBLIC HEARING – FIFTH THIRD BANK – 16061 HARLEM AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PUD

Consider recommending that the Village Board grant John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, a Special Use for a Substantial Deviation to the Tinley Park Plaza PUD with Exceptions to the Village Zoning Ordinance to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district. Site Plan/Architectural approval will also be considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani

Village Staff: Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Richard Dippolito, Brixmor
Andrew Lehman, BHDP

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPCESSY made a motion to open the public hearing, seconded by COMMISSIONER MARTINEZ. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted he received the proof of publication.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to the podium.

Richard Dippolito of Brixmor was sworn in. He stated his project is a core asset of Brixmor's portfolio. Brixmor has been pleased with both phases of the Tinley Park Plaza's redevelopment and upgrading of quality tenancy thus far. The proposed bank's layout is substantially consistent with Brixmor's vision of the shopping center. Brixmor has long intended this as an outlot parcel, and did not initially have a specific user identified. The proposed bank is allowable in all their leases and has been planned for. The parking for the shopping center is non-exclusive so anyone can park anywhere (walk between Ross and the bank, etc.). The parking ratio now is better than when Brixmor originally bought the center. Ratios have fluctuated over the years but exceed the requirement in the leases. Brixmor has no concern with the parking. Brixmor believes the architecture of the bank goes well with the shopping center. There is not more than 15% EIFS alone on any one façade. The metal material is attractive. Fifth Third has Brixmor's full support.

COMMISSIONER MARTINEZ asked about parking and loading for the trash enclosure and trucks.

Andrew Lehman of BHDP was sworn in. He introduced himself, and clarified there are no trucks making deliveries here. The garbage will be residential sized totes and located along the drive aisle, allowing for ease of the garbage truck to pull up for pickups.

CHAIRMAN GRAY asked if the aisle is on the east side. Mr. Lehman answered yes.

COMMISSIONER MARTINEZ noted that some banks may receive some kind of deliveries such as water in trucks.

Mr. Lehman responded he believes they have taps and a water system within the building.

COMMISSIONER GATTO expected that there would be armored truck deliveries on-site.

Jason Engberg, Planning Manager noted paper and toiletries may be delivered in smaller vehicles (box trucks) and pulling up to the front door.

Mr. Lehman concurred.

COMMISSIONER MARTINEZ asked if the trucks would be idling in the drive aisles.

Mr. Lehman believed so that they may idle there for a few minutes.

Jason Engberg, Planning Manager, noted there are two different ways to get in. Staff had them move the garbage enclosure as it was previously on the south end by the canopy. Staff had them move it for two reasons: 1) to screen it as it would be in back, and 2) for easier garbage truck pulling up as with a residential house. Staff does not anticipate any semi-trailers for loading and unloading.

Andrew Lehman of BHDP said that it is typical for office supplies to be delivered by services such as Amazon with delivery of about a minute.

COMMISSIONER MARTINEZ asked Mr Dippolito if as the property owner, he is comfortable with the drive aisle use.

Richard Dippolito answered yes, he is comfortable, and that if the tenant were to start bringing in semi-trailers then that would be an issue. When an operator brings in a semi trailer they load in the back, but they typically have box trucks such as FedEx pull up to the front door. It may be a challenge as an owner to keep trucks from parking out front, but it happens. There will not be tractor trailers here, otherwise Brixmor will get involved.

COMMISSIONER MARTINEZ asked if there was any Village Engineering feedback on the accessible parking space not being adjacent to the building.

Lori Kosmatka answered there was no feedback from Village Engineering on that, but the Village Building Official, looks for accessible spaces to be the closest and most proximate location. There are hatched markings for the access aisles that would a direct route connecting the accessible spaces to the building.

CHAIRMAN GRAY concurred with COMMISSIONER MARTINEZ, expressing a concern for those parking in an accessible space to have to cross traffic. He asked if landing in the front could be modified for accessible parking adjacent. He believes there are too many distracted drivers.

COMMISSIONER MARTINEZ suggested one or two accessible spaces along the building. It would better help accessibility and get the parking count closer to the minimum parking requirement. She believed 32 was required, and that 16 would be employees. She is comfortable with the 16 parking elsewhere in the plaza, but it would be nice to accommodate the rest on-site.

CHAIRMAN GRAY said he'd like to see the walking distance minimized and not crossing the drives. He noted this is a balance, but believes it is a reasonable request.

Richard Dippolito noted this situation often occurs with outlot parcels. The engineers can look at it to see if this request can work.

Andrew Lehman of BHDP confirmed the team will look at it.

CHAIRMAN GRAY noted it would simply be preferable to have the accessible space relocation if there is any wiggle room.

Andrew Lehman of BHDP believes that one space may be possible, but doubted there would be room for two.

COMMISSIONER SEPESSY said this is a straightforward project and is OK with the accessible space adjustment.

COMMISSIONER GATTO agreed saying she would like at least one accessible space at the building. Everything else looks great.

COMMISSIONER MARAK likes the architectural materials including the metal and brick façade. Regarding parking, he believes employees should park away from the building. There's only 13 spaces in the vicinity. It appears to just barely be enough. He doubts people will park at Ross and walk here. Most people tend to drive, park, and repark even if only a short distance to different establishments in a development.

CHAIRMAN GRAY noted there could be some parking demand that at 5pm on a Friday for people cashing checks.

Richard Dippolito noted the parking to the north of the bank is not part of the bank's site but it anticipated to realistically used by the bank.

Jason Engberg suggested that area could be possible for employee parking.

Richard Dippolito stated that Brixmor requires in their leases that tenants have to park away from the buildings. It is hard to enforce, but encouraged.

COMMISSIONER HAMILTON had no questions.

CHAIRMAN GRAY supports the landscaping as per the staff report.

Andrew Lehman concurred the items in the staff report are easy to get to (bollards, signage).

CHAIRMAN GRAY believed they largely met the intent of the masonry/materials requirement. He believes the stacking looks good. He likes to see this is a bank and not a restaurant. He recapped restaurant vacancies nearby a couple years ago. Banks however will be needed. He believes this is a good plan and a good tenant.

Jason Engberg reviewed the requested handicap change. He noted that if this change is possible, it may affect other areas possibly narrowing the southern island and its landscaping, which may end up in loss of trees and further waiver from the landscaping code. He asked for a straw poll on if this was OK with the Commission.

COMMISSIONER GATTO and CHAIRMAN GRAY agreed. There was no objection.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he asked if any Commissioners had additional comments. Hearing none, he requested a motion to close the public hearing.

Andrew Lehman of BHDP asked how to move forward regarding the ADA parking space.

Jason Engberg noted it will be handled at Staff level. As long as there aren't significant modifications and substantially conforms, Staff can approve. Lori Kosmatka concurred.

CHAIRMAN GRAY requested to close the public hearing again. COMMISSIONER GATTO made a motion to close the public hearing; seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY requested that staff present the standards for all approvals.

Lori Kosmatka presented the standards.

Motion #1 (Special Use)

CHAIRMAN GRAY requested a motion on the Special Use. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, a Special Use for a Substantial Deviation to the Tinley Park Plaza PUD with Exceptions to the Village Zoning Ordinance to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district with the conditions as noted in the staff report. COMMISSIONER GATTO seconded the motion. CHAIRMAN GRAY requested a roll call vote. All were in favor. Motion Carried 6-0.

Motion #2 (Site Plan & Architectural Approval)

CHAIRMAN GRAY requested a motion on Site Plan and Architectural approval. Lori Kosmatka, Associate Planner noted this motion would contain an amendment stating that site plan adjustments be made to allow accessible parking be made adjacent to the building, requiring Village approval. Jason Engberg, Planning Manager confirmed that the motion could state following Condition numbers 1, 2, and 3 as well as the handicap parking as discussed here tonight. COMMISSIONER MARTINEZ made a motion to grant the Petitioner John Chwedyk of Burnham Nationwide, Inc. on behalf of Richard Dippolito of Brixmor/IA Tinley Park Plaza, LLC and Fifth Third Bank, Site Plan and Architectural Approval to allow construction of a new Fifth Third Bank with drive-thru service at a proposed outlot parcel for the property located at 16061 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district subject to the conditions as listed in the staff report as well as the handicap space adjacent to the building. COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a roll call vote. All were in favor. Motion carried 6-0.

CHAIRMAN GRAY noted that the item would be heard at the April 15, 2025 Village Board meeting.

Good of the Order

Jason Engberg noted:

- The Statement of Economic Interest from Cook County will be due May 1st. Everyone should have received an email. If you can't find it or need it resent, ask the Clerk's Office (Laura).
- Zoning Map Update was approved by Village Board this past Tuesday.
- Durbins ribbon cutting is coming up (next Monday or Tuesday).

Lori Kosmatka noted she had mentioned to the Marketing department on the Commissioners' interest to be re-included in the ribbon cutting email correspondence.

Receive Comments from the Public

None.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER GATTO seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. The meeting adjourned at 9:34 p.m.