



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

June 19, 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 June 19, 2025.

CALL TO ORDER –ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on June 19, 2025 at 7:00 P.M.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo (arrived after roll call)
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: Jerry Murphy, Mallow Home Builders (#3)
Michael Murphy, Mallow Home Builders (#3)
Warren Opperman, Joseph A. Schudt & Associates (#3)

Members of the Public: John Lyon (#3)
Gary Miller (#3)
Ratiba Dalis (#3)

COMMUNICATIONS – Jason Engberg, Planning Manager, noted that Commissioner Sepessy would serve as Acting Chair in Chairman Gray's absence. He added that Michael Coleman, Acting Community Development Director, was present.

APPROVAL OF THE MINUTES – Minutes of the June 5, 2025 of the Plan Commission were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes.

COMMISSIONER MARAK made a motion to approve the minutes of the June 5, 2025 Plan Commission meeting. COMMISSIONER MANI 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 JUNE 19, 2025 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – D1 TRAINING – 15957 HARLEM AVENUE –
SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION
>3,500 SQ. FT.**

Consider recommending that the Village Board grant a Special Use Permit for a Commercial Indoor Recreation use greater than 3,500 square feet in size to the Petitioner, Brian Garrigan, on behalf of Garrigan Capital, Inc. d/b/a D1 Training, in the B-2 PD (Community Shopping, Tinley Park Plaza PUD) Zoning District.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Edgar Montalvo
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: None

Members of the Public: None

ACTING CHAIR SEPESSY introduced item #1. He noted that the Petition was withdrawn by the Petitioner.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 19, 2025 REGULAR MEETING

ITEM 2: PUBLIC HEARING – DOWNTOWN CORE STREETScape MASTER PLAN

Review and provide comments on the proposed 2025 Downtown Streetscape Master Plan. The plan seeks to create a cohesive vision for the public realm and rights-of-way along Oak Park Avenue and adjacent streets. The goal of the streetscape plan is to create an attractive, unique, safe, and walkable environment that supports the existing infrastructure.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: None

Members of the Public: None

ACTING CHAIR SEPESSY introduced item #2. Jason Engberg, Planning Manager, noted that the Lakota Group needed more time to revise the draft to incorporate comments from the Plan Commission workshop. He requested that the public hearing be continued until the July 17, 2025 Plan Commission meeting. ACTING CHAIR SEPESSY requested a motion to move the public hearing for Item 2 to the July 17, 2025 Plan Commission meeting. COMMISSIONER GASKILL made the motion to move the public hearing. COMMISSIONER MANI seconded the motion. 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 JUNE 19, 2025 REGULAR MEETING

ITEM 3: PUBLIC HEARING – TINLEY DOWNES ESTATES (TINLEY DOWNES & TINLEY DOWNES ADDITION SUBDIVISIONS) –SOUTHEASTERLY OF 171ST STREET & 80TH AVENUE – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Village of Tinley Park a new Planned Unit Development to bring the Tinley Downes and Tinley Downes Addition Subdivisions into conformance with the Zoning Ordinance southeasterly of 171st Street & 80th Avenue in the R-2 (Single-Family Residential) Zoning District.

Present Plan Commissioners: James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Amanda Martinez
Chairman Garrett Gray

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner
Michael Coleman, Acting Community Development Dir.

Petitioners: Jerry Murphy, Mallow Home Builders
Michael Murphy, Mallow Home Builders
Warren Opperman, Joseph A. Schudt & Associates

Members of the Public: John Lyon
Gary Miller
Ratiba Dalis

ACTING CHAIR SEPESSY introduced item #3.

ACTING CHAIR SEPESSY requested a motion to open the Public Hearing. COMMISSIONER MANI made the motion. COMMISSIONER GASKILL seconded. Voice vote. All were in favor. Motion carried.

Michael O. Whalen, Associate Planner, and Jason Engberg, Planning Manager, presented the staff

report.

ACTING CHAIR SEPESSY invited the Petitioners to speak. Jerry Murphy declined, but said he was available for questions.

COMMISSIONER HAMILTON asked why Lot 1 was needed for detention when the plan was to build houses on all three lots. Jason Engberg said that, when the project was originally approved, the design for the regional Bickford pond was deemed large enough to handle the stormwater needs of the area so that the temporary pond on Lots 1, 2, and 3 could be closed to develop three houses on those lots. He added that, in the time since the regional pond was completed, MWRD changed its models, as they do from time to time, and now additional capacity is needed. He said that the pond proposed on Lot 1 was necessary to provide this capacity, and so the developer could only get two buildable lots instead of three. He noted that a similar situation happened at the 7 Brew property, where changing models required some additional stormwater management on that site despite there being a regional pond.

COMMISSIONER MARAK noted that this situation happened somewhat regularly in the past, where plats or annexations were approved that did not conform to the standards of each zoning district. He added that, historically, land was zoned to require larger lots with larger houses to attempt to control who could live in a particular area. He noted that zoning was often used to address social class issues. COMMISSIONER MARAK asked if there was another way to bring the properties into conformance, such as rezoning the subdivisions to a different zoning district that allows smaller lots, instead of creating a PUD. Jason Engberg said that another way to approach the conformity issue would be to amend the dimensional requirements of the R-2 district, but this would be a Village-wide change. He said that would be an appropriate discussion during the Zoning Ordinance rewrite project. COMMISSIONER MARAK asked if rezoning to a district that allowed smaller lots would be appropriate. Jason Engberg said that a PUD would be a better approach so that the neighborhood as it exists today could come into conformance. He said that rezoning all the properties to R-3 could have additional impacts like use allowability or reduced setbacks and that the intention was to maintain the character of the neighborhood. He said that having so many PUDs in the Village is often a challenge for staff, but added that that was how the Village was developed so establishing a PUD in this neighborhood was an appropriate tool to increase conformance with the Zoning Ordinance.

COMMISSIONER MANI said he favored the simplest approach, which he thought was a PUD. He asked if setbacks and encroachments would change with the creation of the PUD. Jason Engberg said that the standards in the Zoning Ordinance would apply.

ACTING CHAIR SEPESSY asked if the PUD would essentially grandfather the properties in to make them conform. Jason Engberg said yes, effectively.

ACTING CHAIR SEPESSY invited members of the Public to speak.

John Lyons was sworn in. He said he lives in the Tinley Downes Addition subdivision in the neighborhood. He asked where the original approval documents were. He said all houses in the neighborhood had to be at least 2,500 square feet and questioned whether houses of this size would

fit on the smaller lots. Michael O. Whalen confirmed they would. John Lyons asked if the Village was selling all its retention ponds to developers. Jason Engberg said that when the Tinley Downes Addition subdivision was established, the developer deeded Lots 1, 2, and 3 to the Village for temporary stormwater storage. He said that once the Bickford pond was built, the Village deeded the lots back to the developer. John Lyons asked if the new proposed pond would be tied into the regional pond. Jason Engberg said yes.

Gary Miller was sworn in. He said he lives across the street from Lots 1, 2, and 3. He asked why there was no PUD document. Jason Engberg said that there was no PUD and that the subdivisions and zoning were established based on annexation agreements. He said that this was common practice in the 1980s and 1990s. He said that the issue is that there is no document that says the nonconforming lots were legal, and that was the purpose of proposing a PUD to cover the neighborhood. Gary Miller said the developer filled in the west side of the existing pond on the lots and he heard several years ago that the developer was going to build four houses on the remaining land. He questioned why the developer had reduced the plan from four houses to three houses to now just two houses. He also asked who would be responsible for the maintenance of the new pond. Jason Engberg said the developer would be responsible. Gary Miller said that the grass on the open lots is often overgrown and there is debris or garbage. He asked if the Village would make sure the property is maintained. Jason Engberg said that the Code Enforcement team will make sure the property is maintained. Michael Coleman, Interim Community Development Director, said that he would have someone from Code Enforcement check out the property tomorrow. Gary Miller said kids dismantle the fence along the shopping center and play baseball on the open lots.

Ratiba Dalis was sworn in. She said her family lives next door to Gary Miller. She said she was concerned about the stormwater pond handling the stormwater from the strip mall to the north. She said she has experienced plumbing issues in her house. She said she had a plumber come and the plumber told her the sewer was clogged with leaves. Jason Engberg said that the plans were approved by MWRD and the Public Works department, so he was confident there would be no negative impact to her property. Michael Coleman said that the interior plumbing for Mrs. Dalis' property is tied to the Villages sanitary sewer system. He said that the sump pump and other drains are tied to the stormwater sewer system. He said that these systems are independent of each other and do not connect, so any issue with interior plumbing is not the result of leaves in the stormwater sewer system. Ratiba Dalis said that the fence for the strip mall was damaged and should be repaired. Michael Coleman said he would have the Code Enforcement team inspect the fence on the strip mall property. He said the new management of the strip mall is more proactive than the previous management.

ACTING CHAIR SEPESSY asked if anyone else from the Public wished to speak. None came forward.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER HAMILTON made the motion; COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER

HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Planned Unit Development for the properties located within the Tinley Downes Estates and Tinley Downes Addition subdivisions, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed in the June 19, 2025 Staff Report, subject to the condition that the final approval of all plans is subject to final engineering approval of all plans by the Village Engineer. COMMISSIONER MONTALVO seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESY requested a motion on the plat approval. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant approval to the Petitioner Michael J Murphy for the resubdivision of Lots 1, 2, and 3 in the Tinley Downes Addition subdivision in accordance with the Final Plat of Subdivision submitted, subject to the condition that the approval is subject to the final review and approval by the Village Engineer and Village Attorney. COMMISSIONER MANI seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESY noted the item would go to the Village Board on July 1, 2025.

Good of the Order

Jason Engberg noted that the Lakota Group is working on revisions to the Comprehensive Plan and it should be available later in the summer for adoption.

ACTING CHAIR SEPESSY asked when the Jack-in-the-Box would be open. Michael Coleman said probably in a month.

Michael Coleman said that the Pete's Fresh Market would probably be open in a month and Harmony Square Plaza should be complete in three weeks. He said that the Westpoint townhouses downtown will be submitting permits soon.

Receive Comments from the Public

None.

Adjournment

ACTING CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER MANI made a motion to adjourn the meeting. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. The meeting adjourned at 7:52 p.m.