



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

July 3, 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 July 3, 2025.

CALL TO ORDER –ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on July 3, 2025 at 7:00 P.M.

Michael O. Whalen, Associate Planner, called the roll.

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: Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Jerry White, Superhost Hospitality
Bill Zalewski, Advantage Consulting Engineers

Members of the Public: Carlos Williams

COMMUNICATIONS – Lori Kosmatka, Associate Planner, noted that Commissioner Sepessy would serve as Acting Chair in Chairman Gray's absence.

APPROVAL OF THE MINUTES – Minutes of the June 12, 2025 Special Meeting of the Plan Commission and minutes of the June 19, 2025 Regular Meeting of the Plan Commission were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes. COMMISSIONER HAMILTON made a motion to approve the minutes of the June 12, 2025 Plan Commission meeting. COMMISSIONER MONTALVO seconded the motion. All were in favor. Motion carried. COMMISSIONER MONTALVO made a motion to approve the minutes of the June 19, 2025 Plan Commission meeting. COMMISSIONER GASKILL 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 JULY 3, 2025 REGULAR MEETING

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

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, a Variation from the Zoning Ordinance to reduce the amount of required off-street parking for a new Tru by Hilton hotel at 18303 La Grange Road in the B-3 (General Business and Commercial) Zoning District. Site Plan will also be considered.

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: Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Jerry White, Superhost Hospitality
Bill Zalewski, Advantage Consulting Engineers

Members of the Public: None.

ACTING CHAIR SEPESSY introduced item #1. He noted the proof of publication.

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

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

ACTING CHAIR SEPESSY invited the Petitioner up to speak.

Jerry White of Superhost Hospitality was sworn in. He said that because they were unable to identify a nearby property for additional parking, they revised the site plan to add additional parking spaces and relocated some spaces following the discussion at the last Plan Commission

meeting. He said he feels that the new site plan and Variation request meet the requirement imposed by the Plan Commission to find ten to thirteen additional stalls. He said detention was moved underground, despite the substantial cost, to meet the requirement of extra spaces.

COMMISSIONER HAMILTON asked where the underground detention would be. Michael O. Whalen said it would be in the drive aisle on the north side of the parking lot. COMMISSIONER HAMILTON asked if the detention pond was made smaller to fit additional spaces. Jerry White said yes.

COMMISSIONER MARAK noted the Village's overnight street parking ban and said the Village could consider allowing overnight parking on White Eagle Drive or giving overnight parking passes to employees of the hotel.

ACTING CHAIR SEPESSY asked if MWRD was okay with underground detention. From the audience, Bill Zalewski said he has done underground detention before and they had no problem with it.

ACTING CHAIR SEPESSY said he has driven by several Tru by Hilton hotels and noted that there was no parking shortage at those locations.

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

Michael O. Whalen presented the standards for approval.

ACTING CHAIR SEPESSY requested a motion on the variation. COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner a Variation from the Zoning Ordinance Section VIII.A.10. to reduce the number of required on-site parking spaces from 130 to 101 to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report. COMMISSIONER GASKILL seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY requested a motion on the site plan. COMMISSIONER HAMILTON made a motion to grant the Petitioner Site Plan Approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 3, 2025 staff report, subject to the following conditions: 1. The proposed retaining wall must be designed by a structural engineer. The use of landscape pavers is prohibited for wall construction. 2. Approval is subject to final engineering review and approval. COMMISSIONER MARAK seconded the motion. Roll call vote. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the item would go to the July 15, 2025 Village Board meeting.

Good of the Order

Lori Kosmatka noted that Gas N Wash would have a public hearing at the next Plan Commission meeting. Michael O. Whalen noted that the public hearing was to remove a condition on the previously approved Special Use relating to the retaining wall.

Lori Kosmatka added that the streetscape plan would be on the next agenda, but it might be continued. She said that the Comprehensive Plan was nearing completion and should go to public hearings in September.

ACTING CHAIR SEPESSY asked when the Pete's Fresh Market would be open. Michael O. Whalen said they were targeting two to three weeks.

ACTING CHAIR SEPESSY asked when Jack-in-the-Box would be open. Michael O. Whalen said probably the same timeline as Pete's.

Receive Comments from the Public

Carlos Williams asked if the hotel proposed in Item 1 would have electric vehicle charging. Michael O. Whalen said the Petitioner for that item proposed two non-exclusive electric vehicle charging spaces.

Adjournment

ACTING CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. The meeting adjourned at 7:26 p.m.