



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

September 18, 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 September 18, 2025.

CALL TO ORDER –ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on September 18, 2025 at 7:05 p.m.

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

Petitioners: Nicole Reese (item 1)
Terrance Reese (item 1)
Meghan Murphy, Thompson Colburn LLP (item 2)
Zack Nisbet, K9 Resorts (item 2)

Members of the Public: none

COMMUNICATIONS – Michael O. Whalen, Associate Planner, noted that COMMISSIONER SEPESSY would serve as Acting Chair for the meeting in CHAIRMAN GRAY’S absence.

APPROVAL OF THE MINUTES – Michael O. Whalen noted that the minutes of the previous Plan Commission meeting were incomplete and that they will be presented at the next regularly scheduled meeting for review and approval.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 18, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – DRIVEWAY CURB-CUT WIDTH VARIATION – 4 MESSINA CT

Consider recommending that the Village Board grant Nicole Reese a Variation from Section VIII.A.6. and Section III.H.1. “Driveways” of the Zoning Ordinance to allow for a wider driveway curb cut at 4 Messina Ct in the R-2 PD (Single-Family Residential; Odyssey PUD) 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: Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Nicole Reese
Terrance Reese

Members of the Public: none

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

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

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

COMMISSIONER HAMILTON said the wider driveway looked like a minor issue.

COMMISSIONER MANI said that the way the driveway was designed would make it easier to maneuver. He also noted that the driveway could have been shifted to improve maneuverability while still being compliant with the Zoning Ordinance.

COMMISSIONER MONTALVO asked about the structures on either side of the driveway, and

wanted to know whether they were in the right-of-way. Michael O. Whalen confirmed they were. COMMISSIONER MONTALVO asked if a Variation was needed to allow the structures there. Michael O. Whalen said that since the application for a Variation pertained only to the driveway width, it would have to be a separate application if a Variation was also required to permit those structures.

COMMISSIONER GASKILL said he thought the driveway was overkill. He said that it was an issue that the Petitioner knew that the change should not have been made, but they did it anyway.

ACTING CHAIR SEPESY invited the Petitioner up to speak. Nicole Reese and Terrance Reese were sworn in.

Terrance Reese said that they were not trying to break the rules by widening the driveway. He said that he spoke with the architect for the project from the Linden Group and asked if it would be a problem to widen the driveway. Terrance Reese said that the architect said that it would not be a problem, and proceeded to revise the plans to reflect the wider driveway. He said that the architect never submitted the revised plans to the Village for review and instead gave them to the concrete contractor, who poured the driveway according to the revised plans. Mr. Reese reiterated that it was not their intention to do their own thing without getting approval.

Nicole Reese said that she spoke to the project architect and told them that it was their error that led to the driveway being poured larger than on the Village approved plans since the architect never submitted the revision. She said that pouring the driveway was very costly, and removing a portion of it to align with the approved plans would be costly as well. She said she felt the architect was responsible for the error and should pay for the change. She acknowledged that ultimately, it is an issue between them and the architect. She said that they would have never done something that deviated from the approved plans. She said that she has built homes before and is familiar with general building permitting practices. She said that she knows intentionally doing work that differs from the approved plans just creates costly issues on the back end.

COMMISSIONER MARAK noted that the Petitioner had signed the “Owner as General Contractor” waiver as part of their building permit application. He asked the Petitioner if they thought that the architect was responsible for submitting the revised plans. Terrance Reese said yes.

COMMISSIONER MONTALVO made a motion to close the public hearing. Seconded by COMMISSIONER MARAK. Voice vote. All in favor. Motion carried.

Michael O. Whalen noted that the draft standards for a variation were written in the negative based on analysis by staff, so if the Commission intended to recommend approval, a revision to the draft standards would be necessary.

COMMISSIONER MARAK made a motion to recommend that the Village Board grant the Petitioner, Nicole Reese, a Variation from Sections VIII.A.6. and III.H.1. “Driveways” of the Zoning Ordinance to permit a 49-foot-9-inch-wide curb-cut for a driveway at 4 Messina Court, in the R-2 PD (Single-Family Residential; Odyssey PUD) Zoning District, consistent with the

submitted plans and adopt the Findings of Fact as proposed in the September 18, 2025 Staff Report. COMMISSIONER MANI seconded the motion.

COMMISSIONER MARAK asked for a straw poll of the Commissioners to determine whether the variation standards would have to be amended to reflect a positive recommendation. Five said yes, COMMISSIONER GASKILL said no.

Michael O. Whalen said that only one standard needed to be amended to meet the criteria. Michael O. Whalen recommended revising the standard relating to impacts to neighborhood character. COMMISSIONER MARAK said that he thought the driveway looked good as-is. He also said that it was important to note, for the benefit of the Village Board, that he felt this application was similar to the recent application for a porch variation [*referring to the deck encroachment Variation at 7542 163rd Place – Ord. No. 2025-O-003*] where homeowners were misled by professionals that the work being completed was okay. He added that the Petitioners for the application before the Commission for consideration swore under oath that they were misled by the professional they hired. He said that, in the porch variation application, the Plan Commission recommended denial of that request, however the Board ultimately voted to approve that variation. He said that was his reason for voting to recommend approval for the Petitioners. COMMISSIONER MARAK recommended that the second standard regarding unique circumstances be revised since that might better reflect the situation. Michael O. Whalen agreed, and said that he would summarize the discussion to amend this standard before the item goes to Village Board.

ACTING CHAIR SEPESSY asked COMMISSIONER MONTALVO if he wanted to add anything to the motion regarding the mailbox and the other column in the right-of-way. Michael O. Whalen said the request could not be amended so if additional relief is required it will have to come later as a separate matter. COMMISSIONER MONTALVO said that the structures in the right-of-way will have to be reviewed by the Village.

Roll call vote. All but COMMISSIONER GASKILL were in favor. Motion carried 5-1.

Michael O. Whalen noted the item would go to the Village Board on October 7th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 18, 2025 REGULAR MEETING

ITEM 2: PUBLIC HEARING – K9 RESORTS SPECIAL USE – 16040 HARLEM AVENUE– SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Zack Nisbet of WCDR Tinley Park, LLC a Special Use for a Substantial Deviation from the Park Center Plaza PUD to allow for the establishment of a kennel at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza PUD) Zoning District. Site Plan/Architectural Approval 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: Meghan Murphy, Thompson Colburn LLP
Zack Nisbet, K9 Resorts

Members of the Public: none

ACTING CHAIR SEPESSY introduced item #2. He noted the proof of publication.

COMMISSIONER MANI made a motion to open the Public Hearing. COMMISSIONER MONTALVO seconded. Voice vote. All in favor. Motion carried.

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

ACTING CHAIR SEPESSY invited the Petitioner to speak.

Meghan Murphy of Thompson Colburn LLC was sworn in.

She stated that she was present as the attorney for the Petitioner. She presented an overview of the business, the nature of the request, and how the plans meet the criteria for approval of the Special

Use. She noted that the fence enclosing the play area would be 55 feet from the rear property line and briefly went over the signage package included with the plans.

Zack Nisbet was sworn in. He stated that the franchisee group, Windy City Dog Resorts, was founded two years ago, and has plans to operate up to 60 locations throughout the county, with 8 in the Chicago region. Zack Nisbet said the K9 Resorts Luxury Pet Hotels brand began operating 20 years ago and now has 170 locations open or soon to be opened. There is currently one open location in Deerfield, IL. He said that during his time with the company, he has never seen an outbreak of kennel cough and attributes that to the quality of the ventilation system. He explained the differences in amenities and price points in each boarding service they offer. He said that he is available for any additional questions.

COMMISSIONER HAMILTON asked about noise. Zack Nisbet said that the perimeter walls will be covered in Acoustiblock soundproofing panels, which are typically used in recording studios for soundproofing. He also said that the Bufftech fence proposed for the play area attenuates the sounds of dogs barking significantly. He said the brand has many locations in existing strip centers with neighbors and has not experienced any issues with noise complaints from neighbors. COMMISSIONER HAMILTON asked about odors. Zack Nisbet explained how odors from waste are handled with company procedures. He added that the synthetic turf allows urine to seep into the ground like it would if it was a grass-covered area. He said the synthetic turf is sanitized at least twice per day.

COMMISSIONER MONTALVO made a motion to close the public hearing. Seconded by COMMISSIONER MANI. Voice vote. All in favor. Motion carried.

Michael O. Whalen noted for the record that the proposed fence is eight feet tall.

Michael O. Whalen presented the standards for approval.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Park Center Plaza PUD to the Petitioner Zack Nisbet of WCDR Tinley Park, LLC to allow for the establishment of a K9 Resorts kennel at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

COMMISSIONER HAMILTON made a motion to grant the Petitioner Zack Nisbet of WCDR Tinley Park, LLC Site Plan and Architectural Approval to construct a kennel with an outdoor play area at 16040 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

Michael O. Whalen noted the item would go before the Village Board on October 7, 2025.

Good of the Order

Lori Kosmatka, Senior Planner, noted that the Pete's Fresh Market on Harlem is now open.

Michael O. Whalen, Associate Planner, noted that the master site improvements for the Brookside Creek Retail Center were underway and would be finished in a few months. He said that McDonalds has applied to build a new location in the center and would be heard at the next Plan Commission meeting. He added that Pete's Fresh Market also applied to open a new grocery store in the center. He finally added that another request would be coming soon to amend the PUD to allow the approved Gas N Wash to move from Lot 1 to Lot 4 in the shopping center.

He said that the Village is aware of the issues occurring with the new Jack-in-the-Box on 179th and La Grange. He said that staff is working with business and property owners to determine if any changes are needed. He said that the approved site plan should be able to handle normal customer loads and that the initial burst of customers should die down soon.

COMMISSIONER MARAK asked for an update on Topgolf. Michael O. Whalen said that the last thing he heard was that Topgolf's owner was looking to sell the business and so the expansion is on hold.

COMMISSIONER HAMILTON asked for an update on the Comprehensive Plan. Michael O. Whalen said that staff is reviewing the final draft and will ask for some minor adjustments to the document. He said the plan is on track for public hearings by the end of the year, and that the RFP for the Zoning Ordinance rewrite would go out around that time as well.

Receive Comments from the Public

None were present.

Adjournment

ACTING CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER HAMILTON made a motion to adjourn the meeting. COMMISSIONER MANI seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:32 p.m.