



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

January 16, 2025 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the October 3, 2024 and December 5, 2024 Regular Meetings

**ITEM #1 PUBLIC HEARING – LISA AND JASON DYRDA – 7542 163RD PLACE – VARIATION
FOR DECK ENCROACHMENT**

Consider recommending that the Village Board grant Lisa and Jason Dyrda a Variation from Section III.H.1. of the Zoning Ordinance to allow a deck within the required front yard in the R-4 Single-Family Residential Zoning District at 7542 163rd Place.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

October 3rd, 2024

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 3rd, 2024.

CALL TO ORDER – ACTING CHAIRPERSON GATTO called to order the Regular Meeting of the Plan Commission for September 19th, 2024 at 7:00 P.M.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners: Acting Chairperson Angela Gatto
 Eduardo Mani
 Andrae Marak
 Steve Sepessy
 Michael Stocklose

Absent Plan Commissioners: James Gaskill
 Garrett Gray
 Terry Hamilton
 Amanda Martinez

Village Officials and Staff: Lori Kosmatka, Associate Planner

Petitioners: Jake Berndt (Item 2)

Members of the Public: None

COMMUNICATIONS – Lori Kosmatka, Associate Planner, noted that in Chairman Gray's absence, Ms. Gatto will be serving as ACTING CHAIRPERSON.

APPROVAL OF THE MINUTES – Minutes of the September 19th, 2024, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MANI and seconded by COMMISSIONER STOCKLOSE to approve the amended minutes of the September 19th, 2024, minutes. ACTING CHAIRPERSON GATTO requested 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 3RD, 2024 REGULAR MEETING

ITEM 1: PUBLIC HEARING – INTERSTATE SPORTSDOME – 7600 191st STREET – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT, REZONING, FINAL PLAT, SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Roberto D. Gutierrez, GK Development Properties, LLC, a Special Use for Final Approval of a Planned Unit Development (PUD) and rezoning from Office Restricted Industrial (ORI) zoning district to B-3 (General Business & Commercial) zoning district for 48-acres of property located at 7600 191st Street Tinley Park. Final Plat, Site Plan & Architecture will also be reviewed at the meeting.

Present Plan Commissioners: Acting Chairperson Gatto
Terry Hamilton
Eduardo Mani
Amanda Martinez
Andrae Marak
Michael Stocklose

Absent Plan Commissioners: James Gaskill
Garrett Gray
Terry Hamilton
Amanda Martinez

Village Officials and Staff: Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

ACTING CHAIRPERSON GATTO noted this item was previously continued to this date. She requested a motion to move Item 1 to November 21st, 2024. A motion was made by COMMISSIONER SEPESSY and seconded by COMMISSIONER STOCKLOSE to move Item 1 to the November 21st, 2024 Plan Commission meeting. ACTING CHAIRPERSON GATTO requested 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 3RD, 2024 REGULAR MEETING

**ITEM 2: PUBLIC MEETING – BERNDT’S RESUBDIVISION – 6513 VOGT STREET
– FINAL PLAT OF RESUBDIVISION AND DEDICATION**

Consider recommending that the Village Board grant Jake Berndt a Final Plat of Resubdivision and Dedication to subdivide a lot at 6513 Vogt Street into two separate lots within the R-5 (Low Density Residential) Zoning District.

Present Plan Commissioners: Acting Chairperson Gatto
Terry Hamilton
Eduardo Mani
Amanda Martinez
Andrae Marak
Michael Stocklose

Absent Plan Commissioners: James Gaskill
Garrett Gray
Terry Hamilton
Amanda Martinez

Village Officials and Staff: Lori Kosmatka, Associate Planner

Petitioners: Jake Berndt

Members of the Public: None

ACTING CHAIRPERSON GATTO introduced item #2.

Lori Kosmatka, Associate Planner, presented the staff report.

ACTING CHAIRPERSON GATTO offered the Petitioner to make a statement.

The Petitioner, Jake Berndt, inquired about the sidewalks, about the timeframe for Lot 1. He stated this is about 200 feet of sidewalks in a neighborhood that does not have any, and that he does not have the money to put in within 30 days. He said he agreed with everything else.

Lori Kosmatka, Associate Planner, stated that we can work with the Commission on the proposed timeline. The condition as presented in the staff report does not list a timeline for lot 1, but does for lot 2. Despite lack of sidewalks generally in the area, Staff would like to see the sidewalks placed.

COMMISSIONER MARAK stated he was open to any timing. He suggested that a condition could read when you sell Lot 2 or within a certain period of time from the sale, then you would need to put in sidewalks on Lot 1.

ACTING CHAIRPERSON GATTO asked if someone who purchases a piece of property has to pay for the sidewalks. She felt it should be a split deal with the Village. She did not feel that homeowners should have to pay for the entirety.

Lori Kosmatka, Associate Planner, stated that with a subdivision, particularly one creating more density, a change to the community, having the property owners pay for it in the past has been the practice with the Village in the past.

ACTING CHAIRPERSON GATTO stated she agreed on this practice for commercial properties, but in the case of residential, homeowners do not own the sidewalks as they do not own that property. The Village owns the sidewalks. Concrete is expensive. She felt if we want the downtown to be more walkable, a portion of it should be covered by the Village.

COMMISSIONER SEPESSY acknowledged that point, and that there are not many sidewalks in the area. He felt that putting one sidewalk in where there are not many does not make a difference.

COMMISSIONER STOCKLOSE stated he did not agree with forcing to put sidewalks in.

COMMISSIONER MARAK asked if there should be sidewalks.

Lori Kosmatka, Associate Planner, stated this is a condition that has been used in the past for residential subdivisions.

COMMISSIONER MARAK stated it could be considered that they pay into a fund to be used for sidewalks. He favors sidewalks to make areas pedestrian friendly.

ACTING CHAIRPERSON GATTO agreed, but that the owner should not absorb the entire cost.

COMMISSIONER SEPESSY stated he did not feel a sidewalk would be entirely effective in that area.

COMMISSIONER MARAK stated we could say the same about nonconforming fences; you have to start someplace to build those pieces.

ACTING CHAIRPERSON GATTO stated that a commercial development would likely have more funds than a resident to pay for a sidewalk.

ACTING CHAIRPERSON GATTO requested a motion regarding the Plat approval. COMMISSIONER SEPESSY made a motion to grant Jake Berndt a Final Plat of Resubdivision and Dedication to subdivide a lot at 6513 Vogt Street into two separate lots within the R-5 (Low Density Residential) Zoning with the following conditions:

1. *The Plat of Resubdivision and dedication is subject to final approval by the Village Engineer and Village Attorney prior to recording.*
2. *The covered enclosure and shed shall be removed within 30 days upon county recordation of the plat of resubdivision.*

3. *Sidewalks will be required along Vogt Street and 65th Street. The sidewalk on Lot 2 will be required upon development of Lot 2.*
4. *The current principal structure on the property will be defined as a legally nonconforming structure upon subdivision of the current lot, and will henceforth meet the standards set forth in Section VI of the Tinley Park Zoning Ordinance “Nonconforming Structures”.*

COMMISSIONER MARAK seconded. Lori Kosmatka, Associate Planner, called the roll. All were in favor. ACTING CHAIRPERSON GATTO declared the motion carried (5-0).

ACTING CHAIRPERSON GATTO noted the item would go to Village Board on November 5th or 6th, 2024. The date is to be determined.

Lori Kosmatka, Associate Planner, clarified the Village Board meeting will be held on one of the two dates due to the upcoming election.

Good of the Order

Lori Kosmatka, Associate Planner, noted that FR8/Freightbull was recently approved at Village Board, and the fence variation of 6401 180th Avenue was denied at Village Board. She also noted the next two meetings will be joint meetings with the ECC for the Comprehensive Plan updates. The topic will be going over some themes, goals, and strategies. She stated the room location would be identified in the agenda.

Receive Comments from the Public

None.

Adjournment

ACTING CHAIRPERSON GATTO requested a motion to adjourn the meeting. COMMISSIONER MANI made a motion to adjourn the meeting. COMMISSIONER STOCKLOSE seconded the motion. ACTING CHAIRPERSON GATTO requested a voice vote; all were in favor. She declared the meeting adjourned at 7:22 P.M.



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

December 5, 2024

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 December 5, 2024.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on December 5, 2024 at 7:00 P.M.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners: Chairman Garrett Gray (recused Items #4, #5, #6)
James Gaskill
Terry Hamilton
Andrae Marak
Steve Sepessy (Acting Chair Items #4, #5, #6)
Michael Stocklose

Absent Plan Commissioners: Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Joseph Bermudez, Sevan Multi-Site Solutions (#1)
Jackson Stephens, Sevan Multi-Site Solutions (#1)
Pat Curran, West Point at Harmony Square LLC (#2)
Ynes Kropf, Action Behavior Center (#3)
Steve Vernon (#4)
Lawrence Debb (#5)
Lyman Teeman (#6)
Chris Kalischefski (#6)

Members of the Public: Thomas Clemenzenos (#1)
Jim Atton (#4, #5)
Michael Chancellor (#5)
Karl Camillucci (#5)

Pamela Maloney (#5)

COMMUNICATIONS – none

APPROVAL OF THE MINUTES – Minutes of the November 7, 2024 meeting of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes of the November 7, 2024 Plan Commission Meeting. COMMISSIONER GASKILL made a motion to approve; COMMISSIONER SEPESSY seconded. CHAIRMAN GRAY requested a voice vote. All were in favor. Motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

ITEM 1: PUBLIC HEARING – JACK IN THE BOX – 9550 179TH STREET – VARIATION TO REDUCE ON-SITE PARKING; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Joseph Bermudez of Sevan Multi-Site Solutions on behalf of Jack in the Box a Variation from Section VIII.10. of the Zoning Ordinance for a parking reduction to allow for the redevelopment of a fast-food restaurant at 9550 179th Street in the B-3 (General Business and Commercial) Zoning District. Site Plan & Architectural Approval will also be considered.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Andrae Marak
Steve Sepessy
Michael Stocklose

Absent Plan Commissioners: Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Joseph Bermudez, Sevan Multi-Site Solutions
Jackson Stephens, Sevan Multi-Site Solutions

Members of the Public: Thomas Clemenzenos

CHAIRMAN GRAY introduced item #1.

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

CHAIRMAN GRAY noted the proof of publication.

Jason Engberg, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to the podium.

Joseph Bermudez was sworn in. He introduced himself and said he was available to answer any questions.

COMMISSIONER MARAK said he is interested in revising the parking regulations.

COMMISSIONER HAMILTON asked how long the property has been vacant. Joseph Bermudez said it has been vacant since May.

CHAIRMAN GRAY said he was happy to see the property would be redeveloped. He said he felt that the drive-thru stacking space was more important than vehicle parking.

CHAIRMAN GRAY asked if anyone from the public wished to speak.

Thomas Clemenzos was sworn in. He said he is a property owner in the shopping center and asked about overflow parking. Jason Engberg noted that there is an existing shared parking agreement in place.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER STOCKLOSE 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 Variation approval.

Jason Engberg presented the standards.

CHAIRMAN GRAY requested a motion on the Variation. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner a Variation from Section VIII.10. of the Zoning Ordinance to reduce the number of required on-site parking spaces from 31 to 22 to redevelop a fast-food restaurant at 9550 179th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 5, 2024 staff report. COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a roll call vote. All were in favor. Motion carried 6-0.

CHAIRMAN GRAY requested a motion on the Site Plan and Architectural approval. COMMISSIONER SEPESSY made a motion to grant the Petitioner Site Plan and Architectural approval for the redevelopment of a fast-food restaurant at 9550 179th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 5, 2024 staff report. COMMISSIONER STOCKLOSE 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 December 17, 2024 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

**ITEM 2: PUBLIC MEETING – TOWNHOMES OF HARMONY SQUARE
RESUBDIVISION – 17201 S. 167th COURT – FINAL PLAT OF
RESUBDIVISION**

Consider recommending that the Village Board grant West Point at Harmony Square LLC a Final Plat of Resubdivision to resubdivide a lot at 17201 S 67th Court into seventeen (17) separate lots within the DG (Downtown General) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Andrae Marak
Steve Sepessy
Michael Stocklose

Absent Plan Commissioners: Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Pat Curran, West Point at Harmony Square LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

Jason Engberg, Planning Manager, presented the staff report.

COMMISSIONER MARAK asked why the plat was being changed, if it was so they could underwrite their loans. Dan Ritter, Community Development Director, deferred to the Petitioner, Pat Curran. Pat Curran did not speak. Dan Ritter noted the Petitioner nodded in the affirmative, and noted the Village is going to maintain everything still that's owned by Lot 2.

CHAIRMAN GRAY requested a motion on the Final Plat. COMMISSIONER MARAK made a motion to recommend approval of the Townhomes of Harmony Square Resubdivision Final Plat dated November 8, 2024 to the Petitioner, Pat Curran on behalf of West Point at Harmony Square

LLC, subject to the condition that it is subject to final review and approval by the Village Engineer and Village Attorney. COMMISSIONER HAMILTON 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 December 17, 2024 Village Board meeting.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

ITEM 3: PUBLIC HEARING – ACTION BEHAVIOR CENTERS – 8151 183RD STREET, SUITE A – SPECIAL USE FOR SPECIAL NEEDS/THERAPY INSTITUTION

Consider recommending that the Village Board grant Connor Coleman on behalf of Action Behavior Center, a Special Use for a Special Needs/Therapy Institution at 8151 183rd Street, Suite A in the M-1 PD (General Manufacturing, Tinley Crossings PUD) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Andrae Marak
Steve Sepessy
Michael Stocklose

Absent Plan Commissioners: Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Ynes Kropf, Action Behavior Centers

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

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

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to the podium.

Ynes Kropf was sworn in. She offered to answer any questions.

COMMISSIONER MARAK said he was glad the zoning change allowed new businesses to move in. CHAIRMAN GRAY agreed.

CHAIRMAN GRAY asked if anyone from the public wished to speak, but none were present.

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

CHAIRMAN GRAY requested that staff present the standards for Special Use approval.

Lori Kosmatka presented the standards.

CHAIRMAN GRAY requested a motion on the Special Use. COMMISSIONER SEPESY made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Connor Coleman, on behalf of Action Behavior Center, a Special Use Permit to operate a Special Needs/Therapy Institution (for children's ABA therapy) at 8151 183rd Street, Suite A, in the M-1 PD (General Manufacturing, Tinley Crossings PUD) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the December 5th, 2024 Staff Report with the following condition: the property owner and/or business owner must manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways. COMMISSIONER GASKILL 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 December 17, 2024 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

ITEM 4: PUBLIC HEARING – INTERSTATE SPORTSDOME – 7600 191ST STREET – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT; REZONING; FINAL PLAT; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Roberto D. Gutierrez, GK Development Properties, LLC, a Special Use for Final Approval of a Planned Unit Development (PUD) and rezoning from ORI (Office and Restricted Industrial) Zoning District to B-3 (General Business and Commercial) Zoning District for 48 acres of property located at 7600 191st Street. Final Plat and Site Plan & Architectural Approval will also be considered.

Present Plan Commissioners: Acting Chair Steve Sepessy
James Gaskill
Terry Hamilton
Andrae Marak
Michael Stocklose

Absent Plan Commissioners: Garrett Gray (recused)
Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Steve Vernon

Members of the Public: Jim Atton

CHAIRMAN GRAY recused himself from voting on the public hearing matters.

ACTING CHAIR SEPESSY introduced item #4. ACTING CHAIR SEPESSY noted the proof of publication.

ACTING CHAIR SEPESSY requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER STOCKLOSE. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion

carried.

Lori Kosmatka, Associate Planner, presented the staff report.

ACTING CHAIR SEPESSY invited the Petitioner to the podium.

Steve Vernon was sworn in. He introduced himself and the project. He said he is available for questions.

COMMISSIONER MARAK asked about parking demand during tournaments on the weekend. Steve Vernon said they do not anticipate many spectators as the space will not really be built to accommodate spectators. He added that there are outlots available for future parking expansion. COMMISSIONER MARAK asked what the plan was for phase two. Steve Vernon said outlots were designed to accommodate a variety of retail and service uses.

ACTING CHAIR SEPESSY asked if anyone from the public wished to speak.

Jim Atton was sworn in. He asked about the traffic light at Panduit Drive. He also asked whether 76th Avenue would be getting a traffic light. Lori Kosmatka said no. Dan Ritter, Community Development Director, noted that no additional traffic lights would be provided as part of the project.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER GASKILL made a motion to close the public hearing; seconded by COMMISSIONER STOCKLOSE. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion carried.

ACTING CHAIR SEPESSY requested that staff present the standards for all approvals.

Lori Kosmatka presented the standards.

ACTING CHAIR SEPESSY requested a motion on the Map Amendment (Rezoning). COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner, Roberto D. Gutierrez on behalf of GK Development Properties, LLC, a Map Amendment (Rezoning) of the 48-acre property generally located on the north side of 191st Street, between Panduit Drive and 76th Avenue, from the existing ORI (Office and Restricted Industrial) Zoning District to the B-3 (General Business and Commercial) Zoning District, and adopt the Findings of Fact as proposed in the December 5, 2024 staff report. COMMISSIONER STOCKLOSE seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner, Roberto D. Gutierrez on behalf of GK Development Properties, LLC, a Special Use to establish the new Interstate Sports Dome Planned Unit Development in accordance with all plans and documents submitted and listed herein and adopt the Findings of Fact as proposed in the December 5, 2024

staff report subject to the conditions listed in the staff report. COMMISSIONER STOCKLOSE seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Plats. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant approval to the Petitioner, Roberto D. Gutierrez on behalf of GK Development Properties, LLC, Interstate Sports Dome Final Plat of Consolidation (dated November 6, 2024) and a Plat of Vacation for 40 feet of the 76th Avenue roadway from 191st Street to Interstate-80 vacating to private ownership (dated October 24, 2024), submitted and listed herein, subject to the conditions listed in the staff report. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion carried 5-0.

ACTING CHAIR SEPESSY requested a motion on Site Plan and Architectural approval. COMMISSIONER HAMILTON made a motion to grant the Petitioner, Roberto D. Gutierrez on behalf of GK Development Properties, LLC, Site Plan and Architectural Approval for the development of a 142,500 square foot sports dome facility with support buildings at 7600 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 5, 2024 staff report, subject to the conditions listed in the staff report. COMMISSIONER STOCKLOSE seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion carried 5-0.

ACTING CHAIR SEPESSY noted that the item would be heard at the December 17, 2024 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

ITEM 5: PUBLIC HEARING – BROOKSIDE CREEK RETAIL CENTER PUD – 7551 191ST STREET – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT; REZONING; FINAL PLAT APPROVAL; SITE PLAN APPROVAL

Consider recommending that the Village Board grant GSP Development Inc. a Special Use for Final Approval of a Planned Unit Development (PUD) and rezoning from the R-1 and R-2 (Single-Family Residential Zoning Districts to B-3 (General Business and Commercial) Zoning District for 72 acres of property located at the southwest corner of 191st Street and Harlem Avenue. Final Plat and Site Plan Approval will also be considered.

Present Plan Commissioners: Acting Chair Steve Sepessy
James Gaskill
Terry Hamilton
Andrae Marak
Michael Stocklose

Absent Plan Commissioners: Garrett Gray (recused)
Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Lawrence Debb

Members of the Public: Jim Atton
Michael Chancellor
Karl Camillucci
Pamela Maloney

ACTING CHAIR SEPESSY introduced item #5.

ACTING CHAIR SEPESSY requested a motion to open the public hearing. COMMISSIONER MARAK made a motion to open the public hearing, seconded by COMMISSIONER STOCKLOSE. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the proof of publication.

Dan Ritter, Community Development Director, noted that written public comment was received.

Dan Ritter presented the staff report.

ACTING CHAIR SEPESSY invited the Petitioner to the podium.

Lawrence Debb was sworn in. He introduced the project. He said the original plan was to have Woodmans grocer on the site, but will instead have a smaller grocer, vehicle dealership, and other uses. He stated that wetlands are being preserved. He said that they have tentative approval from relevant agencies. He added that he will work with staff on the best option for buffering the adjacent residential properties.

COMMISSIONER MARAK said he is interested hearing from the public. He said he hoped that pedestrian facilities would be improved, ideally as an asphalt path. Lawrence Debb said he would be okay with upgrading the path on 191st Street.

COMMISSIONER HAMILTON said it appears that only half of the site would be developed. Lawrence Debb said that only about 22 acres of the site will be developed.

ACTING CHAIR SEPESSY invited members of the public to speak.

Jim Atton was sworn in. He asked what would happen on lot 7. Dan Ritter said that lot will be used for stormwater. Jim Atton said that there are currently hawks and coyotes on the site. He also asked why such large stormwater ponds are proposed. Lawrence Debb said the state requires them. He also said that he was open to different buffer options and wanted to try to make the residents happy. Jim Atton asked about lighting and deliveries. Lawrence Debb said the light will not spill over. Dan Ritter said that lights will be at least 300 feet from neighboring properties.

Michael Chancellor was sworn in. He asked about traffic impacts of the new development. Dan Ritter said the traffic report is included in the public hearing packet. Michael Chancellor asked about sidewalks. Dan Ritter said that the Village can look at filling in sidewalk gaps.

Karl Camillucci was sworn in. He said he represents the own of the adjacent property on the southwest corner of 191st Street and Harlem Avenue. He said his client is under contract to sell the site to Kwik Trip. He said the buyer is concerned about access to that property. He said the proposed plat of subdivision should indicate a cross access to his client's property. He requested that the item be continued so that a shared access plan could be developed. He said that his client only found out about the proposal three weeks ago and needed time to work with the Petitioner on a shared access plan. He mentioned that there is an existing development agreement which requires his client to grant cross access to the adjoining property. He said that his company submitted written comments as well. He said it would be in everyone's interest to have a shared access plan. Dan Ritter noted that cross access is required. He said that for the corner property to be developed, several different zoning approvals would be needed.

Lawrence Debb said that the owner represented by Kawl Camillucci has had the plans for his project for several months and that cross access is provided. He said he is against continuing the item.

Pamela Maloney was sworn in. She asked about the groundcover in the stormwater ponds. Lawrence Debb said it will be maintained. Pamela Maloney asked if the McDonalds would be open 24/7. She asked which coffee shop would be coming. She asked if the traffic report considered side streets. Lawrence Debb said the traffic report only analyzed his project. Pamela Maloney mentioned cars waiting on site during concerts. She also mentioned the hawks and coyotes on the site currently. Dan Ritter said the businesses will have to work with the police department on the camera integration program. Lawrence Debb said he will work to identify any potential habitat.

COMMISSIONER MARAK asked if each development in the PUD will have to come to a public hearing. Dan Ritter said that at least Site Plan approval would be needed.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER HAMILTON made a motion to close the public hearing; seconded by COMMISSIONER STOCKLOSE. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion carried.

Dan Ritter presented the standards.

ACTING CHAIR SEPESSY requested a motion on the Map Amendment. COMMISSIONER MARAK made a motion to recommend that the Village Board grant the Petitioner, GSP Development Inc., a Map Amendment (rezoning) of the approximately 79.1-acre property generally located on the south side of 191st Street and west side of Harlem Avenue (excluding the hard corner parcel that is commonly addressed as 7201 191st Street), from the existing R-1 and R-2 (Single-family Residential) and Unincorporated Will County AG (Agricultural) zoning districts to the B-3 (General Business & Commercial) zoning district, upon annexation of all parcels and adopt the Findings of Fact as proposed in the December 5, 2024 Staff Report. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner, GSP Development Inc., a Special Use to establish the new Brookside Creek Retail Center Planned Unit Development in accordance with all plans and documents submitted and listed herein and adopt the Findings of Fact as proposed in the December 5, 2024 Staff Report subject to the conditions in the Staff Report. COMMISSIONER STOCKLOSE seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Plat. COMMISSIONER STOCKLOSE made a motion to recommend approval of the Final Plat for the "Brookside Creek Retail Center Subdivision", upon annexation of all property, in accordance with the final plat submitted and dated October 25, 2024, subject to final review and approval by the Village Engineer and Village

Attorney. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Site Plan. COMMISSIONER MARAK made a motion to grant the Petitioner, GSP Development Inc., Site Plan Approval for the development of a seven lot retail and commercial development that includes outlots for an internal private road and centralized detention/stormwater areas, approximately 79.1-acre property generally located on the south side of 191st Street and west side of Harlem Avenue (excluding the hard corner parcel that is commonly addressed as 7201 191st Street), in accordance with the plans submitted and adopt Findings of Fact as proposed in the December 5, 2024 Staff Report subject to the conditions in the Staff Report. COMMISSIONER HAMILTON seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY noted that the item would be heard at the December 17, 2024 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE DECEMBER 5, 2024 REGULAR MEETING

ITEM 6: PUBLIC HEARING – BROOKSIDE CREEK RETAIL CENTER PUD – 7551 191ST STREET – SPECIAL USE TO ESTABLISH A PLANNED UNIT DEVELOPMENT; REZONING; FINAL PLAT APPROVAL; SITE PLAN APPROVAL

Consider recommending that the Village Board grant GSP Development Inc. a Special Use for Final Approval of a Planned Unit Development (PUD) and rezoning from the R-1 and R-2 (Single-Family Residential Zoning Districts to B-3 (General Business and Commercial) Zoning District for 72 acres of property located at the southwest corner of 191st Street and Harlem Avenue. Final Plat and Site Plan Approval will also be considered.

Present Plan Commissioners: Acting Chair Steve Sepessy
James Gaskill
Terry Hamilton
Andrae Marak
Michael Stocklose

Absent Plan Commissioners: Garrett Gray (recused)
Angela Gatto
Eduardo Mani
Amanda Martinez

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Vlado Vranjes, Village Attorney

Petitioners: Lyman Teeman
Chris Kalischefski

Members of the Public: None

ACTING CHAIR SEPESSY introduced item #6.

ACTING CHAIR SEPESSY requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER STOCKLOSE. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion carried.

ACTING CHAIR SEPESSY noted the proof of publication.

Jason Engberg, Planning Manager, presented the staff report.

ACTING CHAIR SEPESSY invited the Petitioner to the podium.

Lyman Teeman was sworn in. He said he represents the Petitioner. He said he is available for questions.

COMMISSIONER HAMILTON asked where the second restaurant would be located.

Chris Kalischefski, architect from WT Group, was sworn in. He said the second restaurant would be located in the convenience store.

ACTING CHAIR SEPESSY asked if anyone from the public wished to speak, but none were present.

ACTING CHAIR SEPESSY requested a motion to close the public hearing. COMMISSIONER STOCKLOSE made a motion to close the public hearing; seconded by COMMISSIONER GASKILL. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. Motion carried.

ACTING CHAIR SEPESSY requested that staff present the standards for Special Use approval.

Jason Engberg presented the standards.

ACTING CHAIR SEPESSY requested a motion on the Special Use. COMMISSIONER HAMILTON made a motion to recommend the Village Board grant Special Use Permit for a Substantial Deviation to the Petitioner, Leonard McEnery of Gas N Wash, at 7455 191st Street in the B-3 PD (General Business and Commercial, Brookside Creek Retail Center PUD) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 5, 2024 staff report, subject to the conditions included in the Staff Report. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY requested a motion on the Site Plan. COMMISSIONER STOCKLOSE made a motion to grant Site Plan/Architectural Approval to the Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with a convenience store, two interior drive-thrus, and a car wash at 7455 191st Street in the proposed Brookside Creek Retail Center PUD, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the December 5, 2024 staff report, subject to the conditions included in the Staff Report. COMMISSIONER MARAK seconded the motion. ACTING CHAIR SEPESSY requested a roll call vote. All were in favor. Motion Carried 5-0.

ACTING CHAIR SEPESSY noted that the item would be heard at the December 17, 2024 Village Board meeting.

ACTING CHAIR SEPESSY stepped down and CHAIRMAN GRAY rejoined to serve as Chairman.

Good of the Order

Dan Ritter noted Harmony Square is moving along. The holiday market is this weekend. Staff and Lakota Group will be hosting a booth there for the Comprehensive Plan.

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 GASKILL seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. The meeting adjourned at 9:49 p.m.

PLAN COMMISSION STAFF REPORT

January 16, 2025 – Public Hearing

Petitioner

Lisa and Jason Dyrda

Property Location

7542 163rd Place

PIN

27-24-404-020-0000

Zoning

R-4 Single-Family
Residential

Approvals Sought

Variation

Dyrda Deck Variation

7542 163rd Place



Rendering of front deck

Project Planner

Michael O. Whalen, AICP
Associate Planner

EXECUTIVE SUMMARY

The Petitioners, Lisa and Jason Dyrda, are requesting a Variation to allow a deck within the required front yard. The deck was installed during the summer of 2024 and the work was completed without a permit. The deck projects eight feet from the front of the house and encroaches into the required front yard (25 feet in the R-4 Zoning District).

The Zoning Ordinance allows covered porches to encroach up to 35% into a required front yard. While a portion of the deck is covered, most of it is uncovered, which classifies the structure as a deck, rather than a porch. Decks are prohibited within the required front yard.

If the Variation request is denied, the structure must be modified or removed.



Location Map



Zoning Map

EXISTING SITE & HISTORY

The subject property is located near the northeast corner of 163rd Place and 76th Avenue. The house was built in the 1970s and is located within the Brementowne Estates residential subdivision.

ZONING

The subject property is located within the **R-4 Single-Family Residential Zoning District**. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	R-4 Single-Family Residential	detached houses
East	R-4 Single-Family Residential	detached houses
South	R-4 Single-Family Residential	detached houses
West	R-4 Single-Family Residential	detached houses

The R-4 zoning district is intended to stabilize, preserve, and protect certain older areas of the community developed principally for single-family uses, and to provide new areas in which exclusively single-family detached dwellings may be constructed.

BACKGROUND

A contractor hired by the Petitioners began installing a deck on the front of the house in the summer of 2024 without a permit. The Petitioners state they were under the impression that the contractor received a permit from the Village, therefore they allowed the work to take place on their property. The Village allows either the owner of the property or a contractor to apply for and receive a permit.

On September 16, 2024, the Village’s Code Enforcement team was alerted that a deck was being installed without a permit at the subject property. Village staff issued a stop work order due to the lack of permit and the contractor did stop all work on the project, although the work was substantially complete.

The Petitioners’ contractor submitted a building permit application on October 18, 2024. It was denied by the Zoning Administrator as the deck encroached eight feet into the required front yard which is not permitted per Section III.H.1 of the Zoning Ordinance.

The Petitioners were unaware that the deck was a nonpermitted structure as the project never went through the proper review process. Therefore, they are requesting a variation from the Zoning Ordinance to be able to keep the structure as originally proposed and built.



Prior to construction (July 2024)



During construction (September 2024)

VARIATION REQUEST

The Petitioners are proposing the construction of a deck on the front of their detached single-unit house. Originally, the front door was previously accessed by a front stoop, similar to neighboring houses in the area. The Petitioners are now proposing to erect a new deck with new steps and covered canopy on the front of the house.

The proposed structure is defined as a deck and not a porch as Section II.B. of the Zoning Ordinance states the following:

PORCH: A Porch is a covered platform, usually having a separate roof, which is not heated or cooled, that is attached to the outside of a building.

DECK: A Deck is an open and roofless platform, either freestanding or attached to a building that is supported by a means other than the principal structure.

Section III.H.1 states that decks are prohibited within the required front yard. The Petitioners are requesting a variation from this Section of the code to permit the structure at this location to encroach up to a maximum of eight feet (8'). This constitutes an encroachment of thirty-two percent (32%) into the required yard depth.

ISSUES & POTENTIAL REMEDIES

The request for a variation in this situation does not meet the standards as defined in the Village's Zoning Ordinance. While the building requires access to the front door, it may be accomplished with conforming methods including steps or a covered porch. This would also become the only house in the neighborhood that has a deck in the front yard. It may lead to a multitude of other variation requests in the area which would also not meet the standards. If the Plan Commission believes this part of the code should be modified to permit these types of structures, staff will take that direction when updating the Zoning Ordinance in the coming years.

There are some modifications that may allow some of the structure to remain. Section III.H.1. states that porches are allowed to encroach into the required front yard by up to 35% of the yard's depth. Therefore, at their current location, the canopied stoop and steps are outright permitted. The Petitioners could remove the uncovered deck portions and keep the covered portion as long as it meets the Building Code. Additionally, they could install a roof over the deck areas, which would then classify the structure as a porch.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff draft Findings of Fact are provided below for the Commission's review and approval.

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *While the house does require some means of egress to the front door, this can be accomplished with a stoop (as it was previously) or porch.*
- b. The plight of the owner is due to unique circumstances.
 - *While the architecture of the house will not support a roof to cover the entire deck structure without modifications, this specific house type can be found throughout Tinley Park.*
- c. The Variation, if granted, will not alter the essential character of the locality.
 - *If allowed, this will be the only house on the block to have a deck in the front yard, which may result in an increase in Variation requests to construct similar structures.*
- d. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - (1) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - (2) The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - (3) The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - (4) The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - (5) The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - (6) The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioners' request, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioners' proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan:

Motion 1 (Variation)

"...make a motion to grant the Petitioners a Variation from Section III.H.1 of the Zoning Ordinance to permit a deck within the required front yard and encroach no more than a maximum of eight feet into the required front yard in accordance with the plans submitted and adopt the Findings of Fact as proposed in the January 16, 2025 staff report."

LIST OF REVIEWED PLANS

1	Application	Petitioner	11/22/2024
2	Variation Addendum	Petitioner	11/22/2024
3	Narrative	Petitioner	11/22/2024
4	ALTA Statement	Title Source	12/8/2016
5	Plat of Survey	C3 Corporation	11/11/2010
6	Drawings	Archified	10/24/2024

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: DYRDA

Project Description: Front Porch

Project Address: 7542 163rd Pl Property Index No. (PIN): 27-24-404-020

Zoning District: R-4 Lot Dimensions & Area: 125x60

Estimated Project Cost: \$ 23,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Lisa & Jason Dyrda Company: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Lisa Dyrda

Jason Dyrda

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

11-22-24

**VILLAGE OF TINLEY PARK, ILLINOIS
VARIATION ADDENDUM**

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

**Jason & Lisa Dyrda
7542 163rd Pl, Tinley Park, IL 60477
Variation Addendum
11/22/2024**

STANDARDS AND CRITERIA FOR A VARIATION - RESPONSES

A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Our property does not possess any unusual shape or size that would inherently prevent us from adhering to zoning regulations. The hardship emerged due to the contractor's failure to obtain the necessary permits and ensure compliance with zoning requirements per our contract, despite assurances that they were coordinating with the village. The porch, partially covered and spanning the width of the home, meets safety and aesthetic standards and occupies the same footprint as previous landscaping. Given the presence of other similar porches in the neighborhood, we had no indication that the design would not conform to local requirements. Furthermore, modifying the covering to fully enclose the porch is not feasible due to the split-level design and placement of a large bay window. This issue was solely a result of the contractor's actions and not any choice made by us as property owners. This situation aligns with the standards set in the zoning ordinance, which considers hardships related to unique circumstances or errors not caused by the property owner. Furthermore, the porch does not impact property lines or exceed set standards for encroachment limits.

B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

Enforcing a change or removal of the porch would result in significant financial hardship and a potential reduction in property value compared to neighboring properties with similar structures. This response meets the zoning ordinance's criterion that a variation should not substantially impair property values within the neighborhood

C. Describe how the above difficulty or hardship was created.

The hardship was directly caused by the contractor's failure to secure village approval for the porch design and permit, despite our contract and verbal assurances that they were addressing it. This situation was beyond our control as property owners, as we relied on the contractor's representations and have been fully cooperative with the village once we became aware of the issue. This factor meets the ordinance's condition that the hardship should not be created by the owner or previous owner.

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

While our property shares the common characteristic of a standard lot size within the neighborhood, it presents unique challenges due to its specific topography and architectural style. The sloped front yard and split-raised ranch design significantly limit the feasibility of modifying the property to comply with the zoning requirements to be completely covered. These constraints make it difficult to construct a structure that would meet the necessary criteria without substantial alterations that would drastically change the home's original design and character. The home design in combination with the contractor's oversight, is unique to this request, distinguishing our case from others in the neighborhood. This is consistent with the ordinance, which specifies that variances should apply to unique property circumstances and not be broadly applicable to all properties within the zoning classification.

E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

We are not seeking this variance for financial benefit. Rather, it is a personal necessity to avoid the excessive costs of removing or modifying a structurally sound and aesthetically pleasing porch. The porch enhances our living experience and aligns with neighborhood aesthetics, as the ordinance requires that the purpose of a variance should not be driven solely by profit motives.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.

Granting this variance will not adversely affect public welfare or neighboring properties. The porch has no negative impact on critical factors such as drainage, airspace, light, or parking. Its design is respectful of nearby properties and in harmony with the established neighborhood character. The porch's construction does not interfere with fire safety or utility access, aligning with the ordinance's provisions for maintaining public health and safety. Again, granting the variance will not cause harm to others, but not granting it will cause harm to us as homeowners due to the financial implications of modifying or replacing it.

G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.

The porch does not alter the character of the neighborhood. There are several other large and partially covered porches in the area, and our porch is consistent with the style and aesthetic of the neighborhood. It enhances the overall appearance and does not detract from the neighborhood's character. It has been highly complimented by neighbors and blends well with the existing neighborhood aesthetics. Granting this variance will preserve the neighborhood's cohesive style. According to the zoning ordinance, a variance should not alter the essential character of the locality, a condition which is met in this case.

H. Describe how the requested Variance will not:

1. **Impair an adequate supply of light and air to adjacent properties.** The porch is designed to maintain unobstructed light and airflow for adjacent properties, with no significant shadowing or blockage of air circulation. The porch complies with setback requirements, consistent with the ordinance's intent to protect adjacent properties.
2. **Substantially increase the congestion of the public streets.** The porch does not increase public street congestion as it does not affect parking or traffic flow, satisfying the ordinance's requirements for minimal impact on public infrastructure
3. **Increase the danger of fire.** Constructed with materials in compliance with fire safety codes, the porch does not present an increased fire risk.
4. **Impair natural drainage or create drainage problems on adjacent property.** The porch does not impair natural drainage or create drainage problems on neighboring properties. It occupies the same footprint as the previous landscaping, which did not cause any drainage issues.
5. **Endanger the public safety.** The porch does not endanger public safety. It is structurally sound. Additionally, removing the deck could create safety concerns due to the concrete pillars that are part of the substructure, which would be left behind and protruding from the ground.
6. **Substantially diminish or impair property values within the neighborhood.** Granting the variance will not diminish or impair property values within the neighborhood. On the contrary, the porch enhances the aesthetic appeal of our home and has been positively received by neighbors, contributing to the overall value of the area. Granting this variance will not impair property values; on the contrary, the porch has enhanced the property's appeal and aligns with neighborhood expectations, meeting the requirement for property value preservation.

Lisa & Jason Dyrda
7542 163rd Pl
Tinley Park, IL 60477
November 22, 2024

Dear Zoning Board and Village Board Members,

We are writing to formally request a variance for a recently constructed front porch project at 7542 163rd Pl. We were notified that this project does not fully comply with the current zoning ordinance, which requires full roof coverage for porches. We want to express our sincere regret for this oversight. We relied on a contractor, who indicated in our contract, that they would handle all necessary permits and approvals, and unfortunately, they failed to do so. They even told us they needed to postpone the start of our project due to delays with the permit. We were under the impression that the project was in compliance and did not anticipate any issues.

Prior to the build of our porch, and now in an effort to provide a thorough narrative response detailing the specific variations from code requirements that are being requested, we closely reviewed the Tinley Park Zoning Requirements document, permit application, and 2021 international building codes. In the Zoning document, section II, definitions, we reviewed the definitions, as follows:

- Porch: A covered platform, usually with a separate roof, which is not heated or cooled, that is attached to the outside of a building.
- Since the terms "open-air porch" and "portico" are frequently used but not defined in the zoning document, we used Merriam-Webster as referenced, to attain the following definitions:
 - Open-air: The space where air is unconfined.
 - Portico: A colonnade or covered ambulatory especially in classical architecture, often at the entrance of a building.

Based on these definitions, it is not clear that a porch must be 100% covered or require a shingled roof. Considering the prevalence of uncovered and partially covered porches in our neighborhood, it seems we are being held to a definition that is not consistently applied throughout our community.

Additionally, we have reviewed the standards and criteria and have provided thorough responses in the questionnaire, which follows. In summary, we believe that our situation meets the standards and criteria outlined.

Additional Considerations

- Responsiveness and Cooperation: We have been highly responsive and cooperative with all requests made by the Village regarding this matter.
- Contractor Litigation: We have retained an attorney to pursue legal proceedings against the contractor for their unethical practices.

- **Financial Burden:** The cost of removing or modifying the porch would place a significant financial burden on us, potentially jeopardizing our ability to remain in our home.
- **Structural Concerns:** The porch has been secured to the home's foundation, and removing it may raise concerns about potential structural issues.
- **Future Zoning Considerations:** We understand that the Village is considering future zoning changes that may allow for partially covered porches.

As 15-year residents of Tinley Park, we always wanted a home with a large porch and to feel more connected to our community, and now our house finally feels like home in the community in which we want to continue to reside. Numerous neighbors have stopped by to tell us how nice the house and porch look. We have enjoyed time socializing with our community due to our new porch, fostering a greater sense of belonging. We would be devastated to have to change the porch since we appear to be in compliance and this issue solely stems from the contractor we hired failing to uphold our contract, leading to this possible violation. Granting this variance will not harm anyone, but we will suffer harm if it is not.

Given these unique circumstances, we believe that a flexible and equitable approach to resolving this matter would be appropriate. We are open to exploring potential solutions that balance the need for compliance with the desire to preserve the integrity of our home. We kindly and respectfully request that you consider the unique circumstances of this situation and grant a variance for our porch. We are committed to complying with all future zoning regulations and believe this variance would be a reasonable and equitable solution.

Thank you for your time and consideration.

Sincerely,

Lisa & Jason Dyrda

American Land Title Association

ALTA Settlement Statement - Borrower
Adopted 05-01-2015

File No.: 62474215

Print Date: 12/8/2016

Settlement Location: 17157 South Harlem,, Tinley
Park, IL 60477

Title Source, Inc.

662 Woodward Avenue
Detroit, MI 48226



Property Address: 7542 163rd Place
Tinley Park, IL 60477

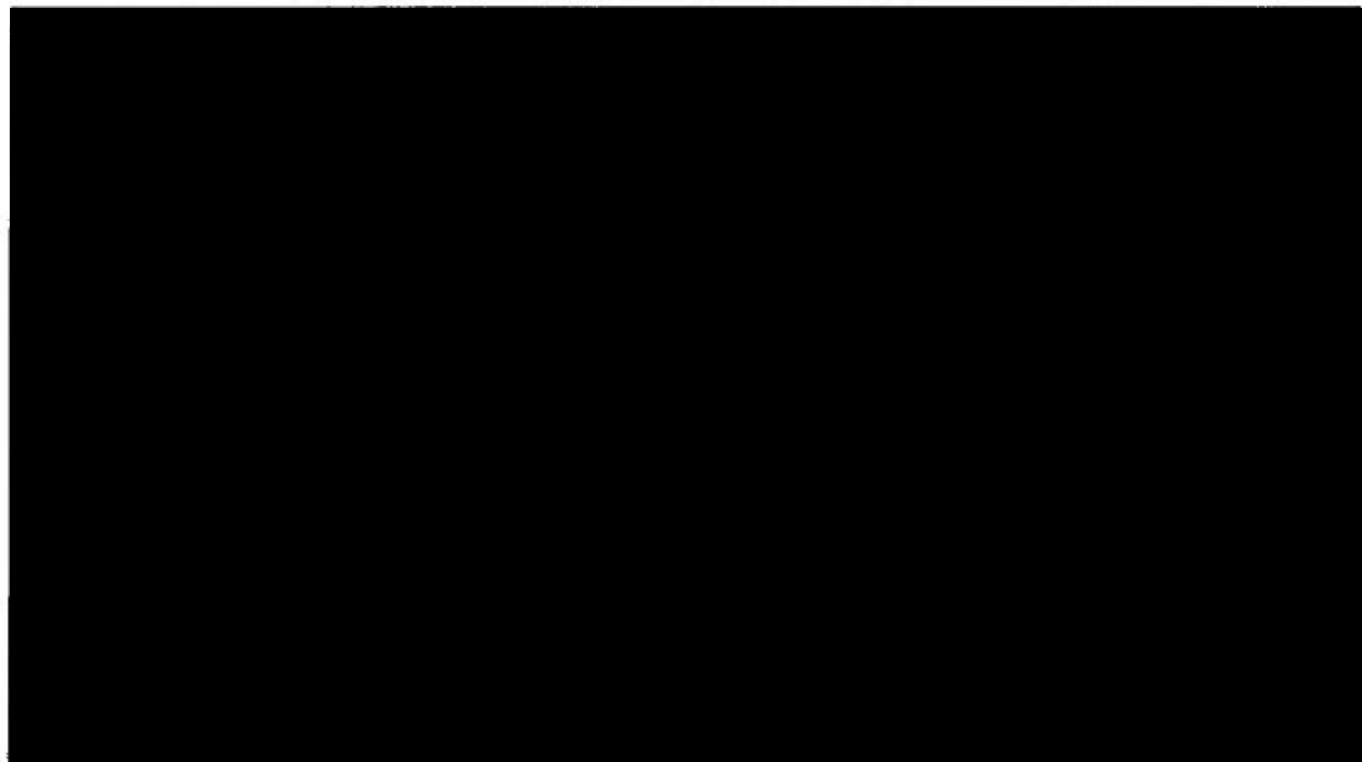
Borrower: Lisa M. Dyrda and Jason M. Dyrda

Lender: JPMorgan Chase Bank, N.A
3050 Highland PKWY
Downers Grove, IL 60515

Settlement Date: 12/9/2016

Disbursement Date: 12/14/2016

Additional dates per state requirement:



Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Title Source, Inc. to cause the funds to be disbursed in accordance with this statement.

BORROWER(S):

X _____
Lisa M. Dyrda

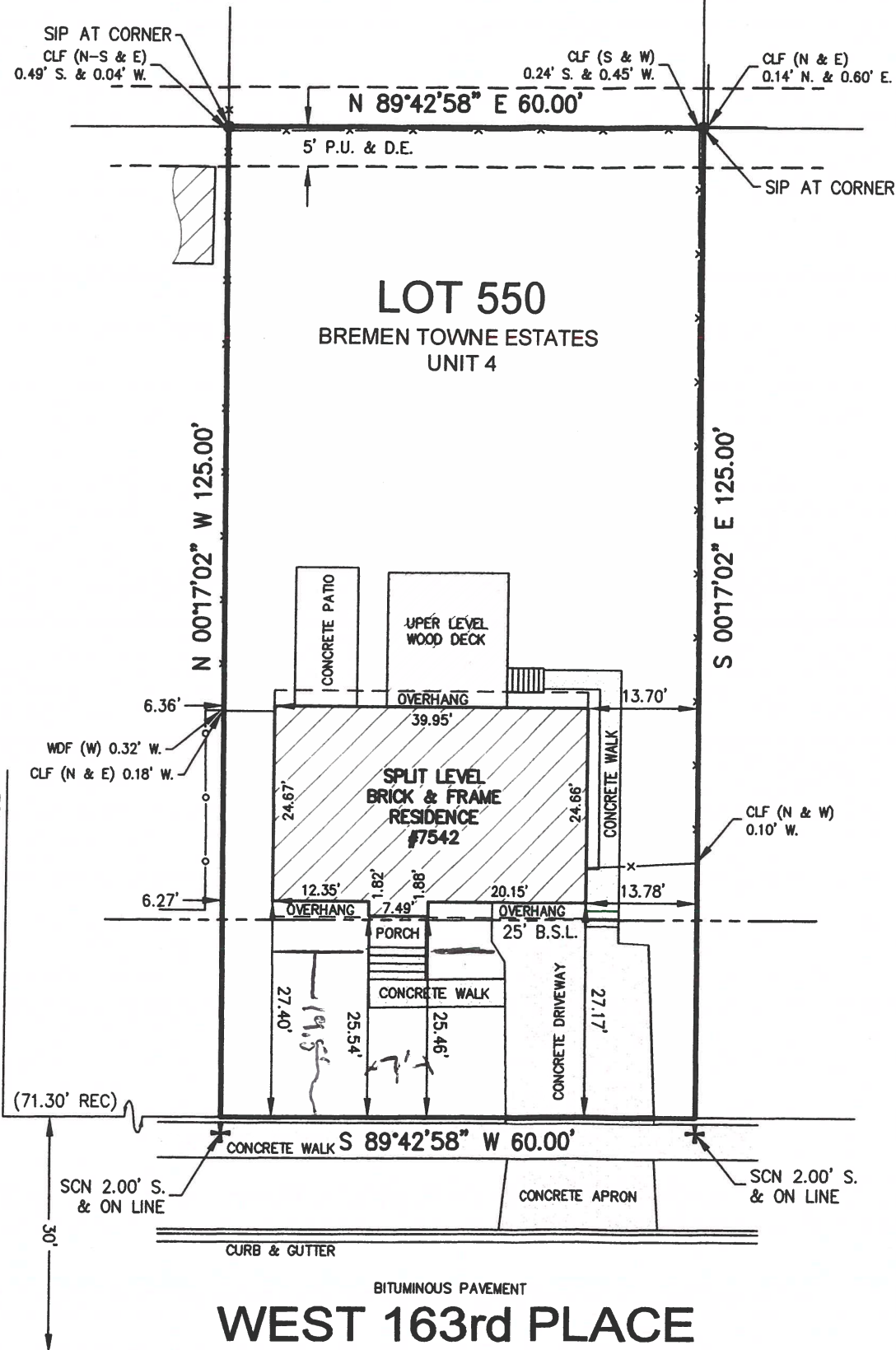
X _____
Jason M. Dyrda

PIN NO.: 27-24-404-020

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 550 IN BREMEN TOWNE ESTATES UNIT #4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF WILL }

WE, C³CORPORATION, PROFESSIONAL DESIGN FIRM NUMBER 184005246, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF NOVEMBER, A.D. 2010, AT JOLIET, ILLINOIS.

PAUL R. STANCATO
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003054
LICENSE EXPIRES: NOVEMBER 30, 2010

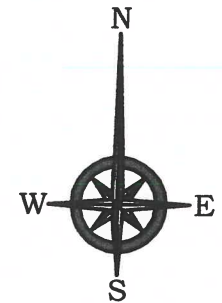


C³ CORPORATION
LAND SURVEYING & CONSULTING
2803 EAST CASS STREET
UNIT 1
JOLIET, ILLINOIS 60432
PHONE: 815.723.2200
FACSIMILE: 815.723.2202

SURVEYORS NOTES:

- 1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- 2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
- 3) COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED, TITLE POLICY, AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES, AND EASEMENTS.
- 4) NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

Project Number: C3-10-0901	Drawn By: CRH Date: 11/11/10
Project XREF Number:	Checked By: PRS Date: 11/11/10
Ordered By: COSSIDENTE & SALUS	Field Work Completed: 11/08/10
Property Address: 7542 WEST 163rd STREET TINLEY PARK, ILLINOIS	



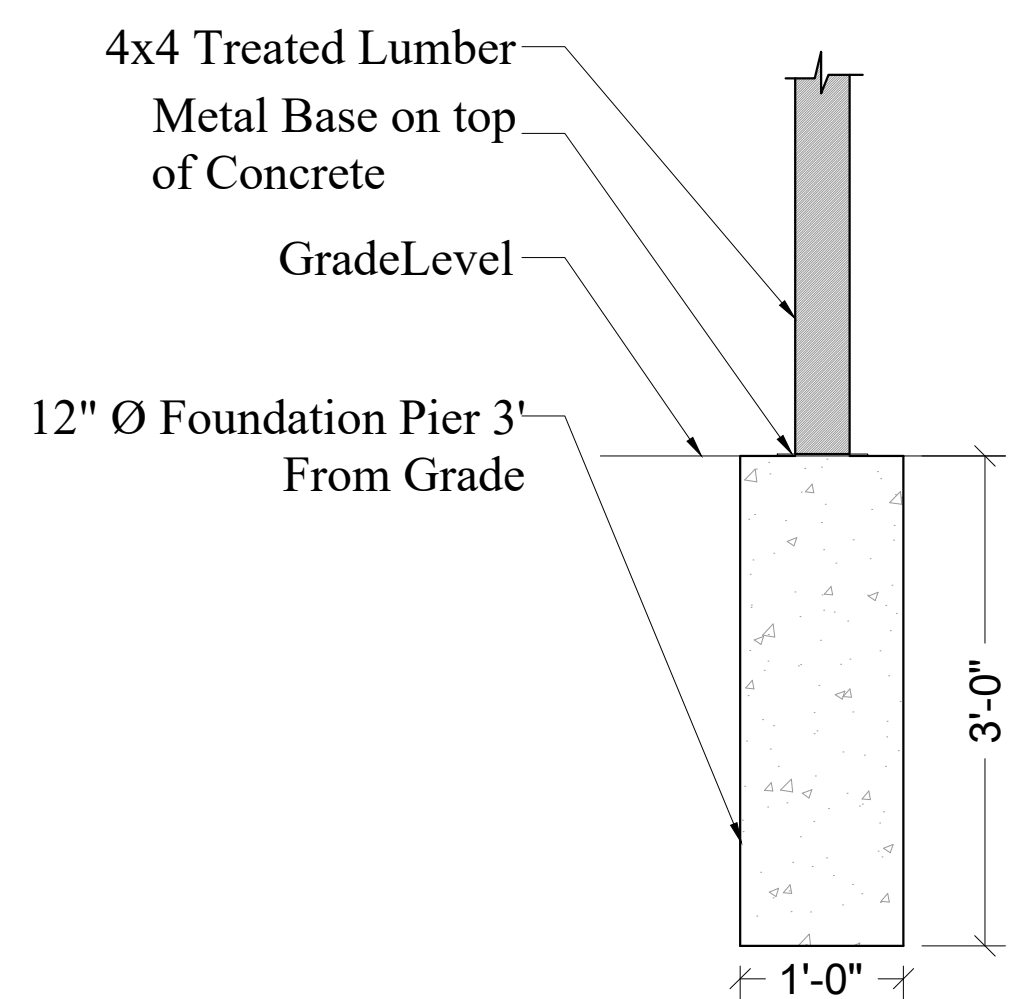
SCALE: 1"=20'



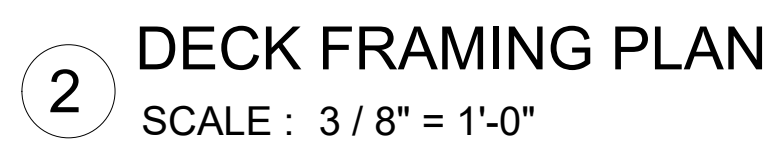
BASIS OF BEARINGS:

BEARINGS SHOWN HEREON BASED ON LOCAL COORDINATE SYSTEM

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
FGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FCN FOUND CROSS NOTCH
FPK FOUND MAGNETIC P.K. NAIL
SIP SET IRON PIPE
SCN SET CROSS NOTCH
SPK SET MAGNETIC P.K. NAIL



2 PIER FOUNDATION DETAIL
SCALE : 3 / 8" = 1'-0"

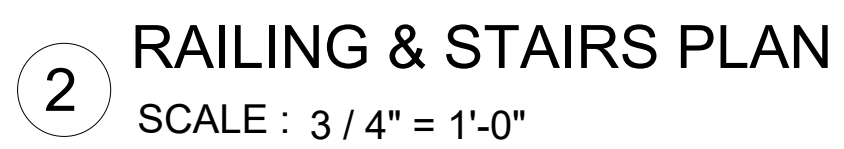


Sheet Name: DECK FOUNDATION & FRAMING PLAN

Drawn by: SONIA KARIM

REV:	
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[illegible]



Project Name:	RESIDENTIAL DECK
Client Name:	Jason Dyrda
Project Location:	7542 163rd Pl, Tinley Park, IL 60477
Date of Issue:	24-10-05

Sheet Name: DECKING / RAILING & STAIR PLAN

Scale: $3/4" = 1'-0"@ \text{Arc-D}$

Drawing Number: **A-02**

Drawn by:	SONIA KARIM
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REV:

[illegible]

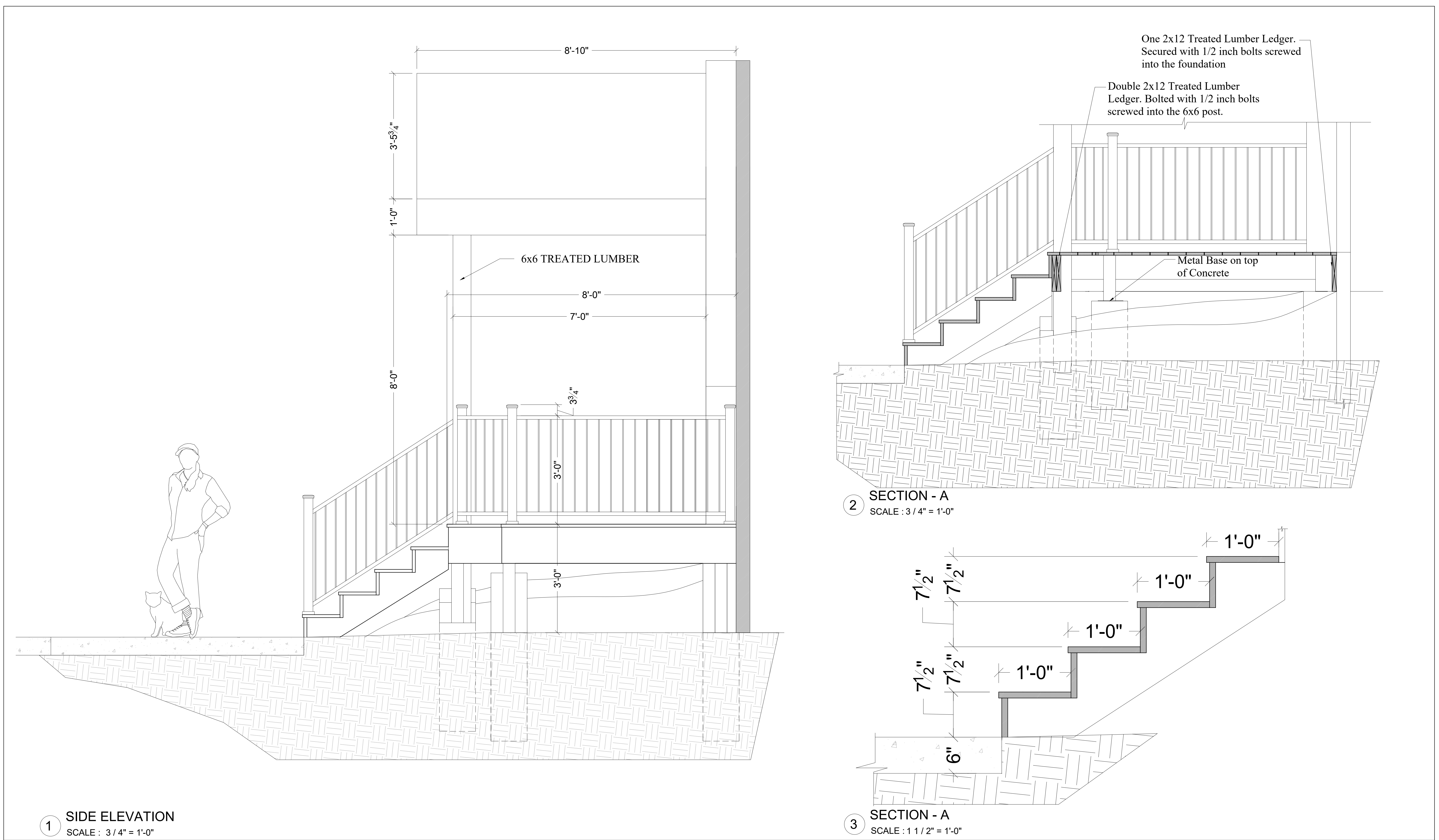


Sheet Name: FRONT ELEVATION

Drawn by: **SONIA KARIM**

REV:

[illegible]



Project Name: **RESIDENTAIL DECK**

Client Name: **Jason Dyrda**

Project Location: **7542 163rd Pl, Tinley Park, IL 60477**

Date of Issue: 24-10-05

Sheet Name: SIDE ELEVATION & SECTION

Scale: AS INDICATED @ Arc-D

Drawing Number: **A-04**

Drawn by: SONIA KARIM

REV:

Revision Schedule			
REV	Description	Date	Issued by

[illegible]