



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

June 4, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 4, 2026.

CALL TO ORDER – ACTING CHAIR MARTINEZ called to order the regularly scheduled meeting of the Plan Commission on June 4, 2026, at 7:07 p.m.

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

Absent Plan Commissioners: Chairman Garrett Gray

Village Staff: Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: George Faycurry (item 1)

Members of the Public: None

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

APPROVAL OF THE MINUTES – Minutes of the May 21, 2026, Plan Commission meeting were presented for approval. ACTING CHAIR MARTINEZ requested a motion to approve the minutes. COMMISSIONER SEPESSASY made a motion to approve the minutes of the May 21, 2026 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 JUNE 4, 2026 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – GEORGE FAYCURRY – 6732 173rd STREET –
USABLE FLOOR AREA PER DWELLING VARIATION**

Consider recommending that the Village Board grant George Faycurry, on behalf of GFCTinley (Property Owner) a Variation from Section V.C.2. (Usable Floor Area Per Dwelling) of the Zoning Code to allow for a 557 sq. ft. one-bedroom apartment instead of the minimum of 800 sq. ft. at 6732 173rd Street in the DF (Downtown Flex) zoning district.

Present Plan Commissioners: James Gaskill
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Acting Chair Amanda Martinez

Absent Plan Commissioners: Chairman Garrett Gray

Village Staff: Mark Herman, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: George Faycurry

Members of the Public: None

ACTING CHAIR MARTINEZ introduced item #1.

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

ACTING CHAIR MARTINEZ noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak. George Faycurry was sworn in.

Mr. Faycurry provided clarification regarding tenants in the building. Currently three (Salon Bella, the HVAC company and American Family Insurance) with a potential fourth that is interested and

that he cannot disclose at this time. Mr. Faycurry stated decades ago there were residential dwellings in the building. He further noted his family's investment in the community, as well noting that this variation request had been made previously with a positive recommendation from the Commission but that the Village Board had denied it at a meeting in which he was not present. Further noted the history of the property and issues of the state and condition of the building, that the residential unit would help get the building back on track. Mr. Faycurry noted concerns and impacts that arose from the business license moratorium; and noted tax impacts on the property. Mr. Faycurry then also thanked the veterans that have fought for the country and that he was grateful to the first responders.

ACTING CHAIR MARTINEZ asked the Commissioners if there were any questions or comments.

COMMISSIONER HAMILTON asked a question regarding the text of the usable dwelling area code and also about "efficiency" units. Michael O. Whalen, Associate Planner noted there are 5 units at the proposed Westpoint development.

COMMISSIONER MARAK inquired related to the Comprehensive Plan update and potential for code changes regarding "granny flats" and how that may relate to potential changes for dwelling size requirements. Staff responded that the current draft does not identify a specific size for any potential change.

COMMISSIONER GATTO had no comments at this time.

COMMISSIONER MANI had a comment about a suggested staff condition regarding limiting it to one unit and not allowing the potential for a second. COMMISSIONER GATTO agreed and noted experiences in the city with commercial spaces becoming residential and noted the condition of the building. These items were further discussed by COMMISSIONER MARAK regarding clarification about if additional units could be allowed.

ACTING CHAIR MARTINEZ asked the petitioner what the vision was for the building, would there be the potential for additional apartments. Mr. Faycurry responded that it would be considered if opportunity were to arise. Mr. Faycurry then noted background checks and processes with tenants. Then stated he could consider two residential units. Mr. Faycurry again commented on concerns and impacts that arose from the business license moratorium. COMMISSIONER GASKILL noted the request is not about other businesses but about a 557 square foot apartment.

COMMISSIONER MONTALVO inquired about the two different floor plans provided and which to focus on. Staff responded that the petitioner indicated which one they were using and that additionally the zoning impact just pertains to the number of bedrooms and to the size of the dwelling. COMMISSIONER MONTALVO stated the two plans do not have the same footprint. Staff noted in discussion with the petitioner for clarification that the petitioner is specifically requesting 557 square feet for the variation. If approved when the petitioner submits plans the floor area could be more than 557 square feet but could not be less than 557 square feet. COMMISSIONER MONTALVO inquired about the other tenant space. Staff noted that if the adjacent space is vacant the petitioner should combine the spaces to create a single space that complies with code.

ACTING CHAIR MARTINEZ asked the petitioner what the total square footage for the entire second floor was. The petitioner responded that he had requested information regarding the size but had not received a response as of this time.

COMMISSIONER SEPESSEY had no comments.

COMMISSIONER GASKILL asked about how many apartments are up there. The petitioner responded with information about the tenants. He noted the other space, across the hall, is currently vacant and he has a potential office use for it. COMMISSIONER GASKILL asked about the size of the vacant spaces. The petitioner indicated he thinks the three vacant spaces in the building are 2,400 square feet or 2,000 square feet but is not sure. COMMISSIONER GASKILL asked if that would be about 800 square feet each. The petitioner was not sure. COMMISSIONER GASKILL inquired if one of the 800 square foot spaces could be the apartment and the 557 square foot space could go to a business. The petitioner responded that the potential office user is not interested in a lesser space. The petitioner stated when they pulled the permits they did the plumbing and electrical work for the apartments.

ACTING CHAIR MARTINEZ commented she would like to see the whole floor be residential but not looking forward to future variations. She noted she is amenable to the lesser square footage; but commented that with one unit being residential and the other commercial, how that would work from a security perspective and impacts from that potential mixture. She suggested some options to address the concerns. ACTING CHAIR MARTINEZ asked about potential amenities. The petitioner noted security cameras have been installed throughout the site and provided a story regarding a previous tenant in Chicago. COMMISSIONER GATTO clarified the concern was not who was leasing from the property owner but customers coming to the business uses. The petitioner discussed and also noted all the current tenants are aware of the variation request.

COMMISSIONER HAMILTON had a question about why the previous variation request was denied. Staff responded that they are not sure of the specific reasoning.

ACTING CHAIR MARTINEZ asked the petitioner if he considered a building addition. The petitioner has not and it is currently not feasible. Mr. Faycurry further commented on the business license moratorium. ACTING CHAIR MARTINEZ noted the Plan Commission does not have control of the business license regulations. The petitioner then noted that he will provide a washer and dryer as an amenity. ACTING CHAIR MARTINEZ discussed potential amenities with staff but the site has constraints due to the nature of existing conditions.

COMMISSIONER MANI inquired about one of the conditions of approval again and discussed with staff how it could be modified.

ACTING CHAIR MARTINEZ asked if there were any questions from the public. Hearing none, she requested a motion to close the public hearing.

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

Mark Herman, Planning Manager, presented the standards for approval.

ACTING CHAIR MARTINEZ requested a motion for the Variation.

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Variation to the Petitioner, George Faycurry, on behalf of GFCTinley, from Section V.C.2 of the Tinley Park Zoning Ordinance to reduce the useable floor area per dwelling for a one-bedroom apartment from the required 800 square foot minimum to 557 square feet for the property located 6732 173rd Street in the DF Downtown Flex district, consistent with the plans submitted and adopt the Findings of Fact as proposed in the June 4, 2026 Staff Report, subject to the following conditions:

1. A parking stall shall be dedicated to the apartment tenant with appropriate signage.
2. A bike rack with at least one bike parking space for the apartment tenant be installed.
3. The Variation is limited to one unit within the building.
4. A building permit is required to be submitted and approved by the Building Department before proceeding with any work.

COMMISSIONER GATTO seconded. Roll call vote. Ayes (7): GATTO, HAMILTON, MANI, MARAK, SEPESSY, MARTINEZ. Nays (1): GASKILL. Motion carried.

Mark Herman, Planning Manager, noted the item would be heard at the June 16, 2026, Village Board meeting. The Petitioner noted a potential scheduling concern with that date but would follow up with staff.

Receive Comments from the Public

Mr. Faycurry commented on a manner not regarding the variation request. Regarding the construction of Harmony Square and the use of his parking lot; additionally, he commented on citations that had been issued regarding the property, communication with staff regarding a walk-through, and the business license moratorium.

Good of the Order

Mark Herman, Planning Manager, noted that the dome for the Sportsdome is being inflated. 7 Brew has opened but also submitted for a sign variation that will come before the Plan Commission. Finally, regarding the ground equipment enclosure at 18301 Ridgeland that was on the May 21 Plan Commission meeting, the petitioners will use a textured and colored block material.

Adjournment

ACTING CHAIR MARTINEZ requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MARAK seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:29 p.m.