



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 4, 2026 – 7:00 P.M.
Council Chambers
Village Hall – 16250 Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the May 21, 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.

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**

May 21, 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 April 16, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on May 21, 2026, at 7:00 p.m.

Present Plan Commissioners:

- Chairman Garrett Gray
- James Gaskill
- Angela Gatto
- Terry Hamilton
- Eduardo Mani
- Andrae Marak
- Amanda Martinez
- Steve Sepessy

Absent Plan Commissioners:

- Edgar Montalvo

Village Staff:

- Michael Coleman, Community Development Director
- Mark Herman, Planning Manager
- Lori Kosmatka, Senior Planner
- Michael O. Whalen, Associate Planner
- Dana West (Robinson Engineering)

Petitioners:

- Alan Schwartz (item 1)
- Paul Spass (item 3)
- Michael Hackett, Gas N Wash (item 4)
- Christian Kalischefski, WT Group (item 4)
- Brian Hertz, MG2A (item 4)

Members of the Public:

- None

COMMUNICATIONS – Mark Herman, Planning Manager, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the April 16, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSASY made a motion to approve the minutes of the April 16, 2026 Plan

Commission meeting. COMMISSIONER MANI seconded the motion. 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 MAY 21, 2026 REGULAR MEETING

**ITEM 1: PUBLIC HEARING – ALAN SCHWARTZ AND JESSICA LUTCHEN –
17824 WOBURN ROAD – SWIMMING POOL AND DECK VARIATION**

Consider recommending that the Village Board grant Alan Schwartz and Jessica Lutchen Variations from Section III.H.1. of the Tinley Park Zoning Ordinance regarding setback requirements for a swimming pool and for a deck at 17824 Woburn Road in the R-3 Single-Family Residential Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: Edgar Montalvo

Village Staff: Michael Coleman, Community Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West (Robinson Engineering)

Petitioners: Alan Schwartz

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

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

CHAIRMAN GRAY noted the proof of publication.

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

Michael O. Whalen read a letter of support received by Lucy Lamargo, the owner of 17830 Woburn Road—the neighbor to the south.

CHAIRMAN GRAY invited the Petitioner to speak. Alan Schwartz was sworn in.

Mr. Schwartz clarified the request, stating that the pool is not proposed within the required side yard, which would be an additional Variation. He noted that over 91% of his yard is unusable because of the large easement. He stated that Walt Smart, the Zoning Administrator, and Kyle Vester, the Village Engineer visited the property and agreed that there were no other suitable locations for a pool on his property. He said he was available for any questions.

COMMISSIONER SEPESSY asked what type of fence was present on the property. Alan Schwartz stated that the fence is a wrought iron fence, and that his neighbors also have the same style of fence. He said he was not certain of the height of the fence.

COMMISSIONER MARTINEZ asked if it was possible to shift the pool and deck slightly to allow space to provide hedges to screen the pool. Alan Schwartz stated that shifting the pool and deck would require eliminating the existing walkway along the side of the house and noted his concern about the likelihood of survival of anything planted in that area. COMMISSIONER MARTINEZ added that she would prefer to see some additional screening. She said that while the current property neighbor may support the Petitioners request, future property owners may not appreciate the pool and deck in the proposed location without additional screening.

CHAIRMAN GRAY agreed that the easement creates a unique situation. He said he agreed with COMMISSIONER MARTINEZ's comment on screening but said that the request was a good candidate for relief.

COMMISSIONER HAMILTON said that if the Variation is granted, it does not matter if a future resident has an issue with it. He said there could be friction between the neighbors. COMMISSIONER MARAK noted that any potential future buyers would see the pool present and could decide not to purchase that house if they have an issue with the neighbors' pool.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

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

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant the Petitioners, Alan Schwartz and Jessica Lutchen, a Variation from Section III.H.1. of the Zoning Ordinance to reduce the minimum setback of a swimming pool and deck along the south side property line from five feet to two feet for the property at 17824 Woburn Road in the R-3 PD (Single-Family Residential, Radcliffe Place PUD) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 7, 2026 Staff Report. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the June 2, 2026, Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 21, 2026 REGULAR MEETING

**ITEM 2: PUBLIC MEETING – CROWN CASTLE – 18301 RIDGELAND AVENUE –
SITE PLAN/ARCHITECTURAL APPROVAL**

Consider approving expansion of telecommunications ground equipment enclosure at 18301 Ridgeland Avenue in the R-1 (Single-Family Residential) zoning district.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: Edgar Montalvo

Village Staff: Michael Coleman, Community Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West (Robinson Engineering)

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

Mark Herman, Planning Manager, presented the staff report.

Mark Herman, Planning Manager, also noted a representative for the applicant (who had been present two weeks ago, but that meeting was cancelled due to lack of quorum) had contacted staff and could not make it to tonight's meeting due to vehicle troubles.

COMMISSIONER MARTINEZ asked about the CMU wall and if any veneer could be attached to the wall.

COMMISSIONER SEPESSY, GASKILL, MANI and GATTO had no comments.

COMMISSIONER MARAK also commented about the appearance of the material and if the Plan Commission had purview on the matter. Mark Herman, Planning Manager, noted that it

would fall under the architectural approval and that it was unfortunate that the applicant was not able to attend the meeting to directly respond.

COMMISSIONER HAMILTON had no comment.

CHAIRMAN GRAY had no new comments but noted staff to follow up regarding the comments that had been made. Mark Herman, Planning Manager, stated that would be done and that it would be going beyond the code requirement for just masonry.

COMMISSIONER GASKILL noted the enclosure was screened; COMMISSIONER MARAK followed up that the landscaping would not block it entirely from view.

CHAIRMAN GRAY further discussed other types of block that could be used that would still be aesthetically pleasing. CHAIRMAN GRAY inquired if other Plan Commission members were in favor an enhancement or that staff review an aesthetic enhancement. Further discussion was held regarding the visibility of the enclosure.

COMMISSIONER SEPESSY inquired about clarifying the process and if it would have to come back to the Plan Commission. COMMISSIONER GASKILL suggested that it be made a condition of approval.

COMMISSIONER MARTINEZ noted the existing wood fence is not attractive and would prefer to see a better CMU wall.

Michael O. Whalen, Associate Planner, asked about if it could be a different color or texture and if the Plan Commission could provide guidance.

COMMISSIONER MARTINEZ stated she was comfortable with staff's review of whatever enhancement would seem reasonable. It did not need to be brick or stone veneer but something that would enhance. COMMISSIONER MARAK noted it should not look like the inside of an unfinished basement.

CHAIRMAN GRAY discussed the recommendation and the condition that the architectural enhancement could be reviewed by staff.

CHAIRMAN GRAY requested a motion for the site plan approval.

COMMISSIONER MARTINEZ made a motion to grant the Petitioner Site Plan Approval for the expansion of telecommunications ground equipment area with masonry enclosure and landscaping at 18301 Ridgeland Avenue in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 7, 2026 staff report, subject to staff review of an architectural enhancement. COMMISSIONER SEPESSY seconded. Roll call vote. All 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 MAY 21, 2026 REGULAR MEETING

**ITEM 3: PUBLIC HEARING – PAUL SPASS – 6812 AND 6806 180TH COURT –
MINIMUM LOT SIZE AND FLOOR AREA RATIO VARIATIONS**

Consider recommending that the Village Board grant Paul Spass Variations to Section V.B. Schedule II of the Zoning Ordinance for a Variation in reduction of minimum lot size from 7,500 sq. ft. to 6,049 square feet, and for a Variation to allow construction of a home on each lot exceeding the maximum allowable Floor Area Ratio of 0.5, on the properties 6812 180th Court and 6806 180th Court in the R-5 (Single-Family Residential) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: Edgar Montalvo

Village Staff: Michael Coleman, Community Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West (Robinson Engineering)

Petitioners: Paul Spass

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

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

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak.

The Petitioner, Paul Spass, was sworn in. He bought the property a couple years ago and subdivided it. It was in the Legacy Code originally, and was a very large parcel. He talked with the Village many times on their plans with the Legacy District which included putting townhomes on the front Oak Park Avenue side. That is what he will still want to do after doing these two residential houses in the back. This is to stay conforming to the neighborhood in the back with a cul-de-sac. In regards to the FAR it is really only in regards to the basement. The house otherwise pretty much meets what it is. If you put a crawl space in then it would be the same thing. He feels the FAR should not pertain to the basement. He previously got recommendations on lot sizes and what the Village would like to see. As soon as we get these two houses up and sold, the plan is to conform with the rest of Oak Park Avenue and put a four-unit townhome up there.

CHAIRMAN GRAY asked the Commissioners if there were any questions or comments.

COMMISSIONER MANI and SEPESSY had no comment.

COMMISSIONER GATTO said she is glad to see this will be developed. The two homes plus the townhomes on Oak Park Avenue is a great idea.

COMMISSIONER MARAK stated he is in favor of more housing. This is a good use of this land.

COMMISSIONER HAMILTON stated it looks good.

COMMISSIONER MARTINEZ stated she did not have any concerns, and appreciated this being brought forward to us.

COMMISSIONER GASKILL stated this sounds good, and he likes it.

CHAIRMAN GRAY stated he agrees and likes it, too. He had one question, not exactly speaking to this case, but generally going forward with the math with the “gross” versus “usable” areas. He asked Staff if we need to change this.

Mark Herman, Planning Manager, responded that this is something Staff has talked about, and are looking to consider possibly bringing a text amendment forward.

Lori Kosmatka, Senior Planner, noted this is the reason the information was called out in the Staff Report.

CHAIRMAN GRAY noted he assumed this, and stated that Staff is usually very good about this. He noted sometimes we get something brought forward a couple times, and then we react accordingly.

COMMISSIONER MARTINEZ asked if these are spec homes.

The Petitioner, Paul Spass, answered these are spec homes, and he has had a couple people inquire. He has built several homes. If someone were to come seriously about buying and putting money down to pick their options, then he would put that under consideration. He stated for the most part he has done a lot of home building and good designing. He stated all his houses have sold in a week after he put them up. He noted the finishes and workmanship are high quality. He noted he has been dealing with the Village for 30 years. He is confident in the construction of the homes, as well as the tradesmen including himself. They will be nice homes. The lots will be a little smaller, but based on recommendations from the Building department when going through the subdivision process, this allows for enough room for the multifamily project in the front. He modified the footprint of the homes to stay within the setbacks, and the homes are decently sized.

COMMISSIONER GATTO asked about a property across the street which does not relate to this petition. There is a lot that had a house there that was demolished. She asked what happened there and if it was from the bank.

The Petitioner, Paul Spass, said he had put in a request to purchase that. He believes the Village is trying to secure that property. He did not know about it being from the bank and stated someone else may have that answer.

Michael Coleman, Community Development Director, noted that we are in the court system for nonpayment of the property in back taxes.

COMMISSIONER GATTO asked why the house was demolished because it was a nice house with all brick.

Michael Coleman, Community Development Director, responded it was dilapidated with mold. We did get a court order to demolish the house.

The Petitioner, Paul Spass, said he had expressed an interest in purchasing that property and building something very similar to the homes here.

COMMISSIONER MARAK stated he had a strategic plan question for Staff. We have been looking at finding ways to do infill and smaller homes to increase the amount of housing stock in the community. He said this is one way to do it. He asked what broader, more systemic things are we doing in terms of zoning to make it possible to build more homes, multi-unit dwellings, etc.

Mark Herman, Planning Manager, responded that we are still in the process of working on our Comprehensive Plan. Following that, we may look into more in-depth zoning code updates so it would possibly be part of that process.

The Petitioner, Paul Spass, said his daughter is closing on a piece of property which he believes will be next Wednesday in Tinley Park as well. It is a double lot and will probably be in for some very similar variations similar to what we are doing here. He thinks they are two separate lots being sold as one parcel. If it's not, we will probably go through subdivision and build another home here on 173rd Place.

Lori Kosmatka, Senior Planner, advised the Petitioner to have them get in touch.

CHAIRMAN GRAY asked if there were any questions from the public. Hearing none, he requested a motion to close the public hearing.

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

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variations.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant Variations to the Petitioner Paul Spass, from Section V.B. Schedule II of the Zoning Ordinance to allow a reduced minimum lot size from 7,500 sq. ft. to 6,049 square feet and to allow a home on each lot with respective Floor Area Ratios of 0.72 and 0.71, exceeding the maximum allowable Floor Area Ratio of 0.5, on the properties located at 6812 180th Court and 6806 180th Court in the R-5 (Single-Family Residential) Zoning District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the May 21st, 2026 Staff Report. COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the June 2, 2026 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 21, 2026 REGULAR MEETING

ITEM 4: PUBLIC HEARING – GAS N WASH – 7201 191ST STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO BROOKSIDE CREEK RETAIL CENTER PLANNED UNIT DEVELOPMENT; FINAL PLAT OF SUBDIVISION; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery of Gas N Wash a Special Use for a Substantial Deviation from the Brookside Creek Retail Center Planned Unit Development (PUD) to develop an automobile service station with carwash in the B-3 (General Business and Commercial) Zoning District at 7201 191st Street. Site Plan and Plat approvals will also be discussed at the meeting.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Steve Sepessy

Absent Plan Commissioners: Edgar Montalvo

Village Staff: Michael Coleman, Community Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West (Robinson Engineering)

Petitioners: Michael Hackett, Gas N Wash
Christian Kalischefski, WT Group
Brian Hertz, MG2A

Members of the Public: None

CHAIRMAN GRAY introduced item #4.

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

CHAIRMAN GRAY noted the proof of publication.

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

Christian Kalischefski of WT Group was sworn in.

Christian Kalischefski presented a slideshow to provide an overview of the project. He said that Gas N Wash would have preferred to be on Lot 4 from the beginning of the Brookside Creek Retail Center project if that lot was available. He explained that the requested relief from the Landscape Ordinance was due to impracticalities of planting in required locations, and that required landscaping was located elsewhere on the site, rather than being omitted. He said that the proposed indoor carwash vacuum area was a new concept for Gas N Wash. He said the proposal had a low floor-area ratio and that half the site was landscaped. He argued that many of the requests for relief relating to signage were justified because, in the aggregate, more signage would be allowed.

CHAIRMAN GRAY asked if there would be truck fueling on site. Christian Kalischefski said no.

CHAIRMAN GRAY noted that calculating the floor area ratio would include the area of the large stormwater pond, so the site would be more intensely developed than Mr. Kalischefski claimed.

COMMISSIONER MARAK asked whether 191st Street was designed to prevent left turns from the proposed driveway. Michael O. Whalen noted that 191st Street has a raised concrete median, unlike each location on 183rd Street, where customers to those Gas N Wash locations frequently ignore the right-turn-only restriction and turn left.

COMMISSIONER MARAK asked if the 194th and Harlem location would be closed once the proposed location opened. He also asked whether Gas N Wash locations were franchises. Chris Kalischefski said there were no plans to close the location three blocks away and that Gas N Wash owns all of its locations. He says that the locations will rely on different traffic flows.

COMMISSIONER MARAK said the proposal was a behemoth and feels overdeveloped.

COMMISSIONER GATTO agreed with COMMISSIONER MARAK. She said that she hoped to see something other than a gas station at that corner.

COMMISSIONER MANI also agreed with COMMISSIONER MARAK and COMMISSIONER GATTO. He said another gas station is not needed with the other location three blocks down. He also noted that traffic on Harlem already backs up onto the bridge over I-80.

COMMISSIONER GASKILL agreed with previous COMMISSIONERS' comments.

COMMISSIONER MARTINEZ said she also agreed with previous comments. She said she was curious about market demand for the proposed in-line retail space when so much other commercial development is planned. She also said she was concerned about vehicle movements inside the carwash indoor vacuum area. She said that many of the requests are based on self-imposed hardships.

Chris Kalischefski said that the gas station and carwash were already approved. He said the interior vacuum area included wide stalls and a wider drive aisle. He said everything would be safe and convenient. He talked about floor-area-ratio again. CHAIRMAN GRAY said that was misleading.

CHAIRMAN GRAY agreed with COMMISSIONER MARTINEZ that many of the requests for relief are self-imposed. He said he understood the requests for relief relating to signage because there was so much going on. CHAIRMAN GRAY noted that the previous use approval on Lot 1 was for a smaller site. He said that he thought the indoor vacuum area was a good idea.

Chris Kalischefski said every gas station requests variations for landscaping and signage. He said that the required plant materials were located elsewhere on site. He said it will be beautiful. He also said gas stations have a high sales-tax-per-square-foot relative to other retail. He said Amazon changed retail. He said that in the future, the fueling would change. He said the Zoning Ordinance would allow them to build a 324,390 square foot building and if the zoning was different, it could be a warehouse. He said his license was on the line.

Mike Hackett was sworn in. He said they purchased the lot on the corner to allow for a better layout. He said he did not think the site would be too busy.

CHAIRMAN GRAY asked about the relief request for a larger electronic message center. Chris Kalischefski said that because the sign was smaller, the allowed size of the EMC was smaller. He said they could have gotten the size of EMC they wanted if they increased the overall size of the sign.

Chris Kalischefski brought up floor-area ratio again. He said they could have put the stormwater detention underground. He said they could build a 320,000 square foot building.

COMMISSIONER MARAK said that they are not building a warehouse, they are building a gas station, so that comparison does not make any sense. He said that the argument that Gas N Wash was giving something to the Village was misleading, in the context of Chris's argument that they are not maxing out the signage. COMMISSIONER MARAK asked if each location was held in an LLC. Mike Hackett said generally yes.

Chris Kalischefski said the use was already approved. COMMISSIONER MARAK said that he did not say he was against there being a gas station.

CHAIRMAN GRAY asked for a straw-poll to see who was generally in favor of the requests for relief relating to signage. COMMISSIONER HAMILTON said that the EMC size request would keep the sign smaller overall which would reduce its visual impact.

COMMISSIONER GRAY said that he felt the ratio was an issue, just like the floor-area-ratio. Michael O. Whalen said that the discussion highlights the problem of using floor area ratio to regulate intensity. Mark Herman, Planning Manager, noted that if the area of the pond was removed from the calculation, they would still be well under the maximum.

COMMISSIONER MARTINEZ said that including an in-line retail space was the reason for increasing the number of signs, so she was curious why they planned to include this space. She asked why the site was designed to require customers to cross drive-thru lanes. She also asked why the loading zone was put in that location. Michael O. Whalen said that the Zoning Ordinance requires a striped loading zone but does not include any locational guidance. COMMISSIONER MARTINEZ said that delivery drivers using that space will have to cross the drive-thru lane.

CHAIRMAN GRAY agreed that he did not like that customers will cross the drive-thru lanes to access parking stalls.

COMMISSIONER MARTINEZ asked if there was a targeted end user for the in-line space. Mike Hackett said probably something similar to the location on 183rd and La Grange.

COMMISSIONER HAMILTON said he thought it was maybe unfair to say this site would be too busy, when a gas station with a car wash was already approved on Lot 1.

Chris Kalischefski said that the signage requests were in line with those approved for other Tinley Park locations. He said that they could eliminate all the signage relief requests, but that would result in more signs. He said a signage industry group says signs should be a certain height, which is why they were asking for an increased sign height.

CHAIRMAN GRAY asked about the utility easement on the plat of consolidation.

Brian Hertz was sworn in. He said that the easement indicated on the site plan has changed but is now correctly shown on the submitted plat of subdivision.

COMMISSIONER MARTINEZ said that she preferred that the project meet code rather than request relief.

CHAIRMAN GRAY asked if revisions to signage regulations were planned. Mark Herman said amending the Zoning Ordinance is planned after the Comprehensive Plan is adopted.

Mark Herman noted that the relief requested, because the project is located within a planned unit development, does not need to demonstrate a hardship in the way that a Variation request would. He said PUDs can function as mini zoning ordinances specific to the PUD and are intended to offer flexibility.

COMMISSIONER MARTINEZ said that maybe the discussion should focus on what the COMMISSION would like to see from the PUD overall. She said that the views from public roadways into the site would mostly be pavement. She said she would prefer more landscaping.

Chris Kalischefski said they cannot add more landscaping and talked about large setbacks. He said the project exceeds code requirements. COMMISSIONER GASKILL said that the project was not exceeding code in the right places and said the unrelated things were being conflated.

COMMISSIONER MARTINEZ asked why the proposed plantings on the 191st Street and Harlem Avenue frontages were designed as a single line. Brian Hertz said there were constraints in the right-of-way. He said the sidewalk was provided on private property and veers away from the property line to avoid steep slopes. Chris Kalischefski said the planting beds were about ten feet wide.

Michael O. Whalen suggested that the Petitioner could consider increasing the amount of plantings on the south bufferyard above what is required by the PUD to more closely align with the Landscape Ordinance.

Mike Hackett said he will talk with his landscape architect and the owner to see what can be done.

CHAIRMAN GRAY noted that the requested relief from the signage regulations were in-line with the other Gas N Wash locations. He said the high number of signs proposed indicates how busy the site will be.

CHAIRMAN GRAY asked if anyone from the public wished to speak on the item. None were present.

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

Michael O. Whalen presented the standards for Special Use approval and Site Plan/Architectural approval.

CHAIRMAN GRAY requested a motion on the Special Use.

COMMISSIONER MARTINEZ made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to the Petitioner, Leonard McEnery of Gas N Wash, to construct a gas station with a convenience store and carwash at 7201 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 May 21, 2026 staff report, subject to final engineering review and approval. Seconded by COMMISSIONER SEPESSY. Roll call vote. Ayes (5): GASKILL, HAMILTON, MARTINEZ, SEPESSY, GRAY; Nays (3): GATTO, MANI, MARAK. Motion carried.

CHAIRMAN GRAY requested a motion on the Final Plat.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board approve the final plat of consolidation titled "GAS N WASH BROOKSIDE CREEK" submitted by the Petitioner, Leonard McEnery of Gas N Wash, and dated May 4, 2026, subject to final review and approval by the Village Engineer and Village Attorney. Seconded by COMMISSIONER HAMILTON. Roll call vote. Ayes (6): GASKILL, HAMILTON, MARAK, MARTINEZ, SEPESSY, GRAY. Nays (2): GATTO, MANI. Motion carried.

CHAIRMAN GRAY requested a motion on the Site Plan.

COMMISSIONER SEPESSY 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 convenience store and carwash at 7201 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 21, 2026 staff report, subject to final review and approval by the Village Engineer. Seconded by COMMISSIONER HAMILTON. Roll call vote. Ayes (4): GASKILL, HAMILTON, SEPESSY, GRAY. Nays (4): GATTO, MANI, MARAK, MARTINEZ. Motion failed.

CHAIRMAN GRAY asked what the process is when Plan Commission denies a Site Plan. Mark Herman said he will need to confirm, but that the Petitioner would likely need to come back to a Plan Commission meeting for approval. Michael O. Whalen said there may be a mechanism for the Petitioner to appeal the Plan Commission's decision to the Village Board.

CHAIRMAN GRAY recommended that the Petitioner come back to the Plan Commission with revised plans.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager, noted 7 Brew just got their temporary Certificate of Occupancy. There are just some minor non-life safety things they need to do. They have a scheduled Grand Opening on Monday. Sportsdome will be going up in the next week or so.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MANI made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 9:37 p.m.

PLAN COMMISSION STAFF REPORT

June 4, 2026 – Public Hearing

Petitioner

George Faycurry
(GFCTinley)

Property Location

6732 173rd Street

PIN

28-30-403-029-0000

Zoning

DF (Downtown Flex)

Approvals Sought

Variation

Project Planner

Mark Herman, MPA, AICP
Planning Manager

Faycurry – Usable Floor Area Per Dwelling Variation

6732 173rd Street



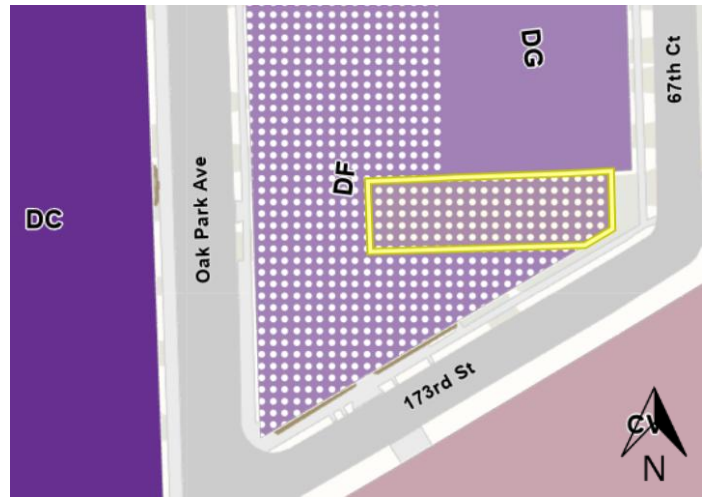
EXECUTIVE SUMMARY

The Petitioner George Faycurry, on behalf of GFCTinley (Property Owner), is requesting 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 required minimum of 800 sq. ft.

The proposed apartment is to be located in a vacant second-floor space in the Tinley Office Centre complex at 6732 173rd Street in the DF (Downtown Flex) zoning district.



Site Location Map and Aerial



Zoning Map

EXISTING SITE & HISTORY

The subject property is known as the Tinley Office Centre, and is a two-story office building with a parking lot on an approximately 8,250 sq. ft. parcel. The Tinley Office Centre was constructed around 1989 as a standalone structure built to the property lines and separate from the properties to the south. However, the sites have been under the same ownership since that time, and they appear to have some shared internal plumbing and water systems. The structure is two-stories and approximately 3,730 sq. ft. in size including a lobby vestibule area. Other tenants of the building include Salon Bella (a beauty salon), Comfort First (administrative offices for a HVAC contractor), and the petitioner states there is an insurance office but did not provide a name (there appears to be no signage identifying any uses other than Salon Bella and Comfort First). The structure is not identified as a culturally and historically significant property according to the Legacy Plan.

A variation request had been made in 2021 for a 557 sq. ft. one-bedroom apartment (which is below the minimum required “usable floor area” of 800 sq. ft. for one-bedroom apartments) in a vacant space on the second floor of the subject property. While the request received 5-1 recommendation by the Plan Commission, the Village Board *denied* the request on June 1, 2021 (with three votes in favor of the request and four against). The property owner filed a new application regarding the same variation request on May 1, 2026.

ZONING & NEARBY LAND USES

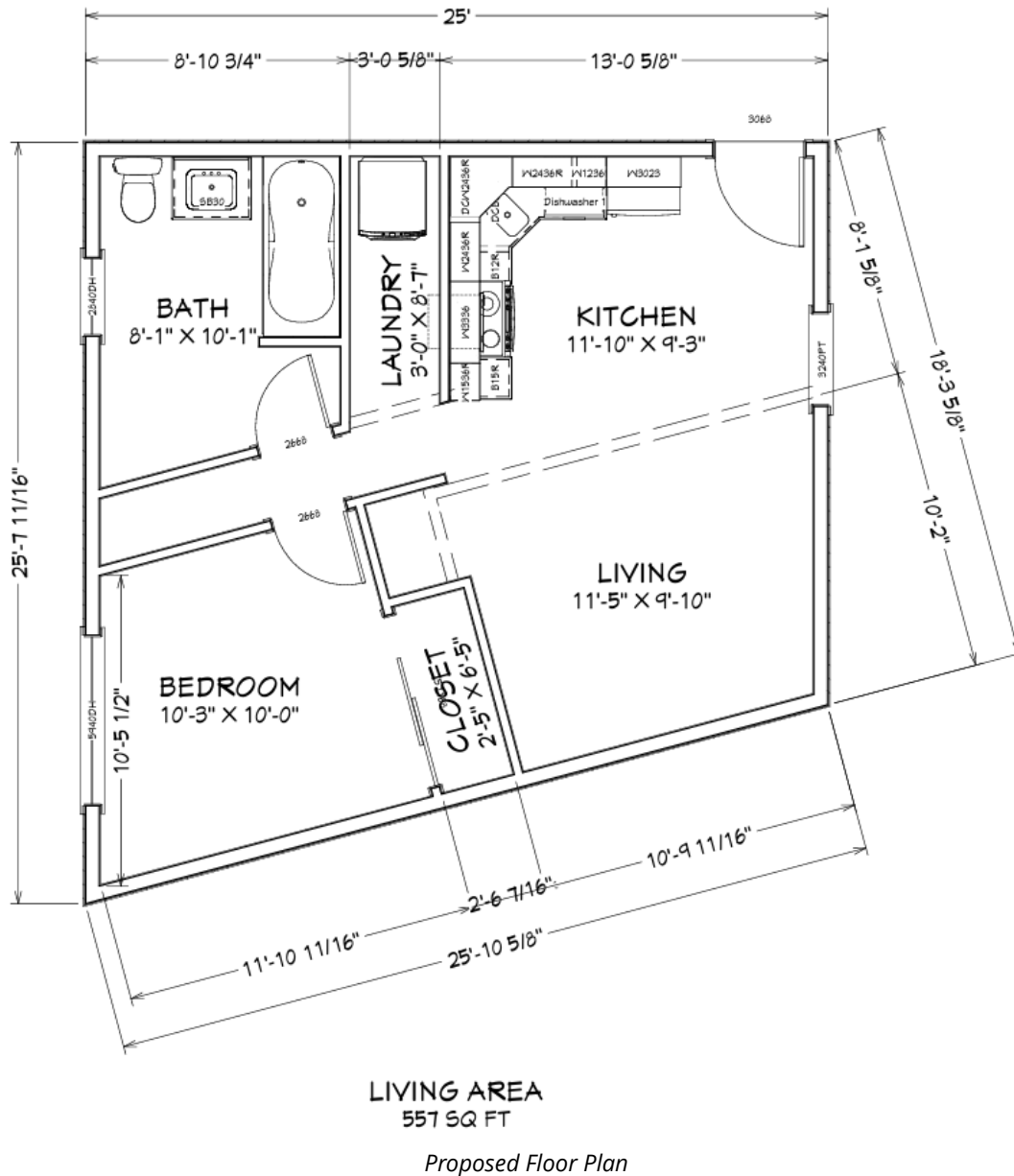
This subject property is located in the **Downtown Flex (DF) zoning district** of the Legacy Area. It is classified as a “Heritage Site” because the site was developed lawfully before the adoption of the Legacy Code which allows voluntary and owner-initiated modifications that do not exceed 50% of the property’s market value. The Legacy Code permits Heritage Sites to complete work that brings the site into closer compliance with the code’s requirements including changing uses or the structure itself. The Legacy Code states that the Downtown Flex district “consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses.” The subject site is unique in that it was not originally developed as a single-family home but is adjacent to many properties that are single-family residences.

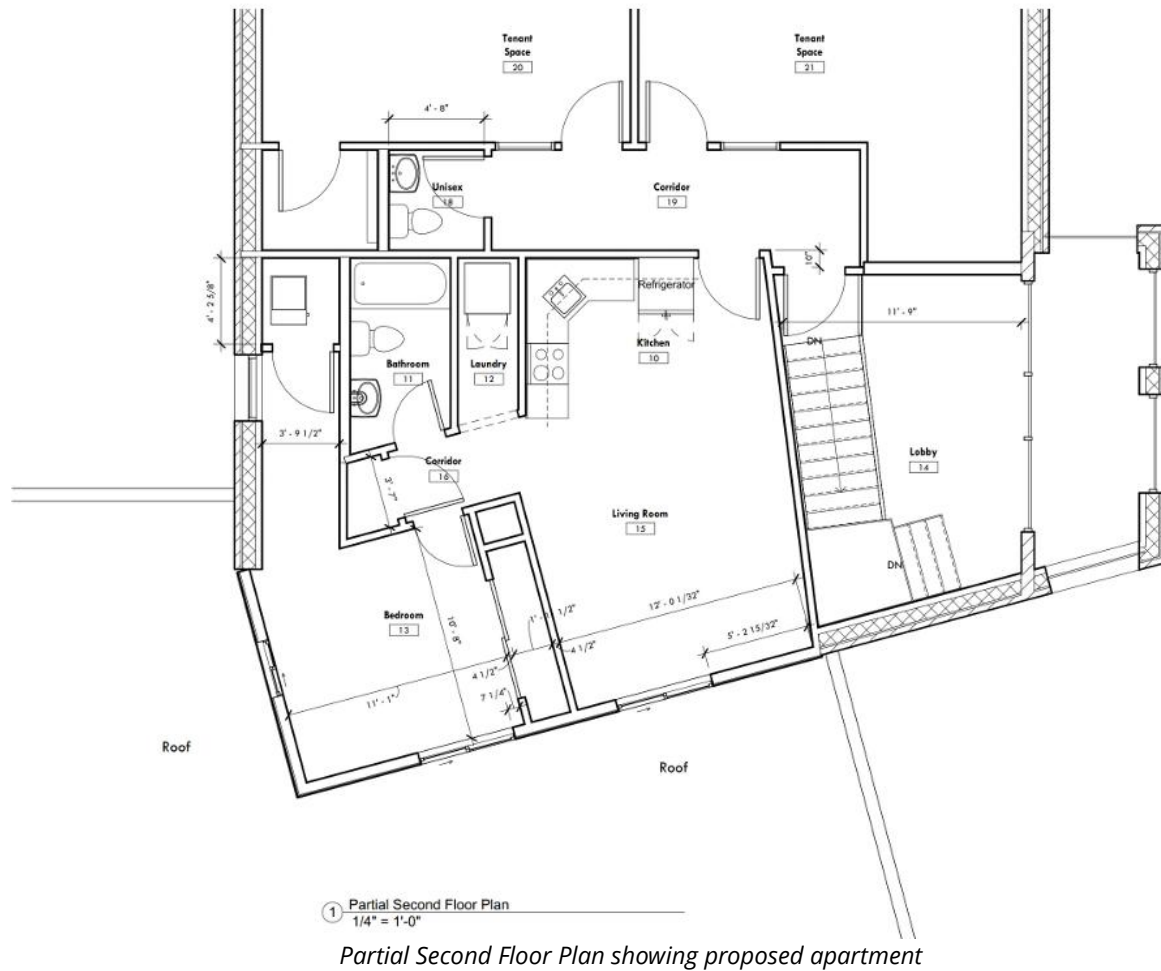
Direction	Zoning	Land Use
North	DF Downtown Flex DG Downtown General	Single-family residential
East	DC Downtown Core	Commercial
South	DF Downtown Flex CV Civic	Commercial Harmony Square
West	DC Downtown Core	Single-family residential

VARIATION REQUEST

Section XII of the Village Zoning Ordinance (The Legacy Code) permits Residential Use; therefore, Code allows for the one-bedroom apartment *use*. However, Section V.C.2. of the Zoning Code establishes a minimum "usable floor area per dwelling" regulation. The requirement states that "usable floor area shall mean the sum of the net horizontal area of all floors within outside walls of a residential building exclusive of areas in cellars, basements, unfinished attics, garages, open porches, and accessory structures, but including any area that is roughed in but not completed which is designed and intended for human occupancy." The regulation would also exclude common area hallways, stairways or other common areas. For Efficiency or One Bedroom apartments the minimum requirement is 800 square feet. The proposed one-bedroom apartment does not have a cellar, basement, unfinished attics, garages, open porches, and accessory structures. As proposed, the apartment measures 557 sq. ft.; which is 243 sq. ft. below the minimum requirement.

The petitioner's narrative states that the request is "driven by changing economic conditions and evolving land use patterns within the area", further noting that the subject property is in an area where surrounding buildings already reflect residential use and that due to the decline in demand for office space the "property cannot reasonably continue to function under its current zoning classification".





Note the floor plan shown above and the other floor plan provided (see previous page) do not show the same layout for the proposed apartment. Both of these plans were part of the petitioner's submittal. The plan on this page was prepared by an architect (Architectural Studios, Ltd.) and is presumed to be more accurate, but the petitioner had not responded to a request to confirm. The second floor currently contains three separate tenant spaces, one of which is the proposed one-bedroom apartment. Salon Bella is located in a second floor tenant space, but it is unclear if the other space on the second floor is vacant. If the requested variation is approved, as a condition of approval it should be made clear it is for one unit and not applicable to any potential additional units in the future. If there currently is vacant space then consideration should be made for interior remodeling so as to create a dwelling unit that complies with the dwelling size requirement. If it is possible to shift the location of interior non-loadbearing tenant-demising walls, it may be possible to reallocate the square footage between tenant spaces.

The April 1, 2021 Plan Commission Staff Report provided information on approved requests regarding the reduction in dwelling size for one-bedroom apartments:

- 6787 159th Street (corner of 159th St and Oak Park Ave.) – single 1-br unit 718 sq. ft. (2018)
- The Boulevard, South Street – 96 1-br units that range from 749 to 773 sq. ft. (2019)
- MedPro Mixed-Use, 16820 Oak Park Avenue - single 1-br unit at 752 sq. ft. (2020)

Since that time, the Village also approved an apartment size reduction from 800 sq. ft. to 705 sq. ft. for 5 studio units for the mixed-use building for West Point at Harmony Square in 2023.

As noted earlier, the petitioner has provided a narrative and response to the variation standards. These statements by the petitioner primarily address the residential *use* rather than the requested relief regarding the size of the apartment unit (for example the petitioner states the request is "for a zoning variation to allow the conversion of the

subject property from office use to residential use”, see attached document for petitioner’s full narrative and response). Both residential and office uses are permitted in any of the Legacy Area zoning districts.

The Downtown Flex (DF) zoning district would require 1 on-site parking space per dwelling unit; with one additional one-site bike parking space as well. The plat of survey provided shows 22 parking spaces; more than would be necessary for the proposed apartment and other commercial uses. If the variation is approved, a condition of approval would be that one of the parking spaces be dedicated, with signage, for the sole use of the residential unit; and that the petitioner install the required bike rack prior to occupancy.

Note that if the zoning variation were to be approved by the Village Board; that only addresses zoning requirements. The petitioner/property owner would need to submit for building permit and comply with all current applicable building and life safety codes.

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.

1. 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.
The petitioner states that the property experiences a hardship due to changing market conditions and functional obsolescence of office space in the area; that the current demand for office space has significantly declined, making continued conforming use economically impractical. Additionally, the petitioner states that the strict enforcement of the requirement would negatively impact the property’s value and that allowing a residential use with stabilize and enhance value. Staff notes the this is an existing building and that an addition to the building to comply with the required minimum dwelling size could be considered unreasonable. However, information has not been provided regarding internal remodeling of the second floor of the subject property which could result in a residential use that complies with the applicable dwelling size requirement.
2. The plight of the owner is due to unique circumstances.
The petitioner states that the request is unique due to the property’s location among residential buildings and its structural stability for conversion.
3. The Variation, if granted, will not alter the essential character of the locality.
The petitioner states that the variation aligns with existing residential character. Staff notes the intent of the Legacy Plan principles of retaining and expanding residential uses to support the Downtown Core commercial. The Downtown Flex district does allow for residential uses. Recent Village variations regarding dwelling size for one-bedroom apartments have permitted a reduction in the dwelling size, but the smallest approved reduction was 705 sq. ft., however existing legally nonconforming dwellings in the downtown area may exist.
4. 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:
 - a. 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;

- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
- e. 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
- f. 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 Petitioner's Variation request, the appropriate wording of the motion 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 Petitioner's proposal. Making a motion does not indicate a specific recommendation in support or against a request.

"...make 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 and no other Variations for unit sizes shall be sought as they should first be combined to create a single compliant dwelling.*
4. *A building permit is required to be submitted and approved by the Building Department before proceeding with any work."*

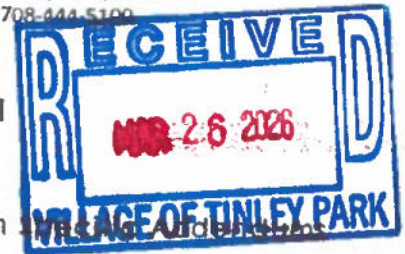
LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1.	Planning & Zoning General Application (Redacted)	Petitioner	Rec'd. 3/26/2026
2.	Narrative & Response to Standards	Petitioner	Rec'd. 4/30/2026
3.	Floor Plan	Petitioner	Rec'd. 5/5/2026
4.	Floor Plan from Architect	Architectural Studio, Ltd.	Note on plans dated 1/15/2025
5.	Plat of Survey	Unknown	Rec'd. 4/30/2026



Village of Tinley Park
Community Development Dept
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION



REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Planning Applications

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☐ Commercial for Apt Size min - 1 br
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: 6732 W. 173rd Street Apartment 2A

Project Description: Bring back to Apartment From other

Project Address: 6732 W. 173rd Street Property Index No. (PIN): _____

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

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

Name of Owner: George Frayson 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
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16250 S. Oak Park Ave.
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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 representative.

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 acknowledge that the information and all supporting addendums and documentation is true and correct.

Property Owner Signature: _____

Property Owner Name (Print): George Fayloring

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): George Fayloring

Date: 3/26/2026

VILLAGE OF TINLEY PARK – ZONING BOARD OF APPEALS

RE: Variation Request – Residential Conversion

To Whom It May Concern,

The applicant respectfully submits this request for a zoning variation to allow the conversion of the subject property from office use to residential use. The request is driven by changing economic conditions and evolving land use patterns within the area.

The subject property is located in an area where surrounding buildings already reflect residential use. The proposed conversion is consistent with these patterns and supports the long-term stability and vitality of the neighborhood.

Due to a significant decline in demand for office space, the property cannot reasonably continue to function under its current zoning classification. This constitutes a practical hardship not created by the applicant, but rather by broader economic shifts.

The proposed residential use will not negatively impact surrounding properties. On the contrary, it is expected to enhance property values, increase occupancy, and support nearby businesses.

The applicant respectfully requests approval of this variation based on the enclosed narrative responses and supporting materials.

Sincerely,

Applicant / Owner

VARIATION ADDENDUM – NARRATIVE RESPONSES

A. Hardship

The subject property experiences a practical hardship due to changing market conditions and functional obsolescence of office space in this area. The building was previously utilized in a manner consistent with surrounding residential uses. However, current demand for office space has significantly declined, making continued conforming use economically impractical.

B. Property Value Impact

Strict enforcement of current zoning restrictions would negatively impact the property's value. Allowing residential use will stabilize and enhance value.

C. Creation of Hardship

The hardship was created by external economic shifts beyond the control of the property owner.

D. Uniqueness

This request is unique due to the property's location among residential buildings and its structural suitability for conversion.

E. Not for Financial Gain

The request is to allow reasonable use aligned with community needs.

F. Public Welfare

The proposed use will not be detrimental and supports neighborhood stability.

G. Neighborhood Character

The variation aligns with existing residential character.

H1. Light and Air

No structural expansion is proposed.

H2. Traffic

No significant increase in traffic expected.

H3. Fire Safety

Will comply with all applicable codes.

H4. Drainage

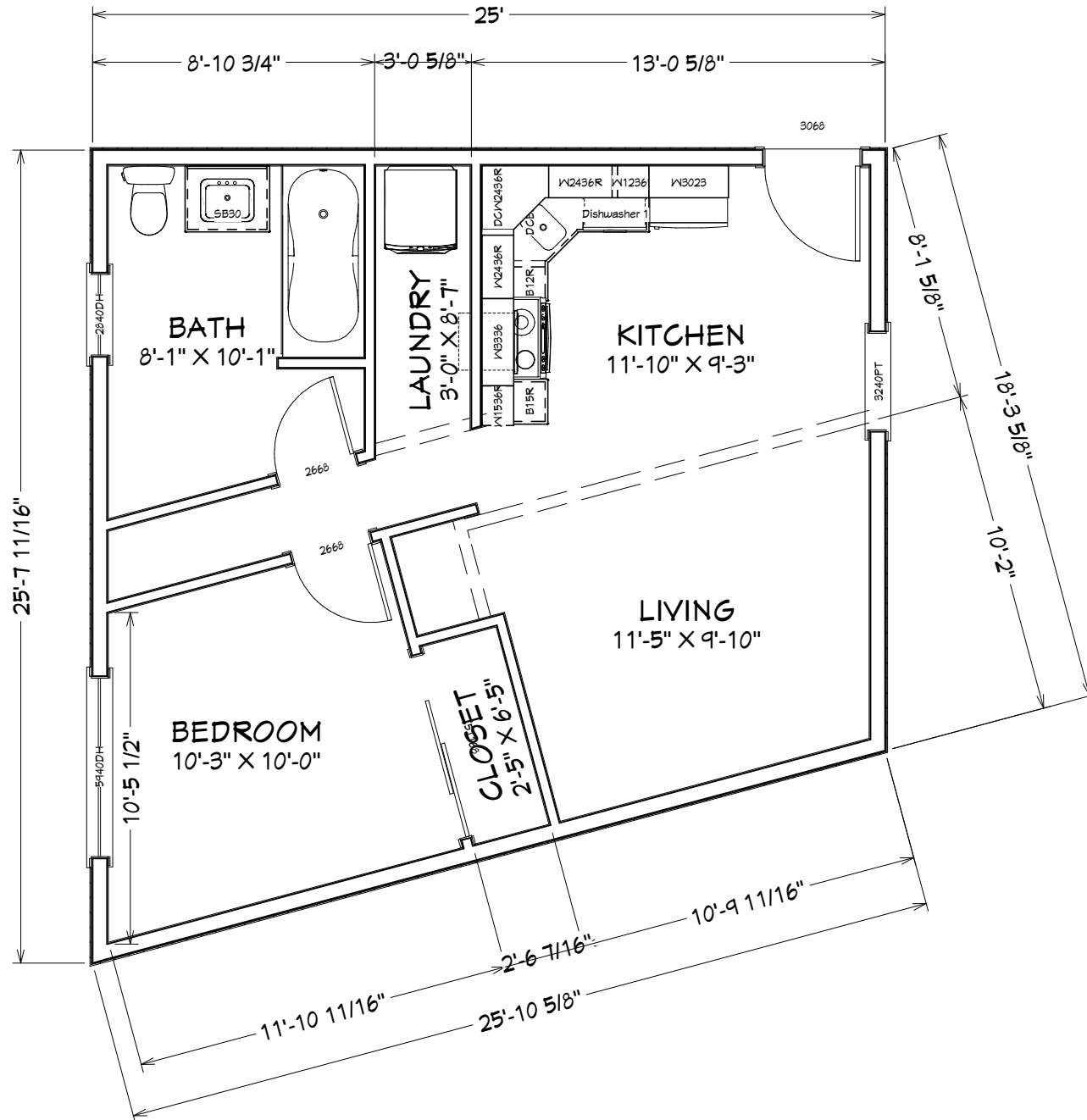
No impact to drainage.

H5. Public Safety

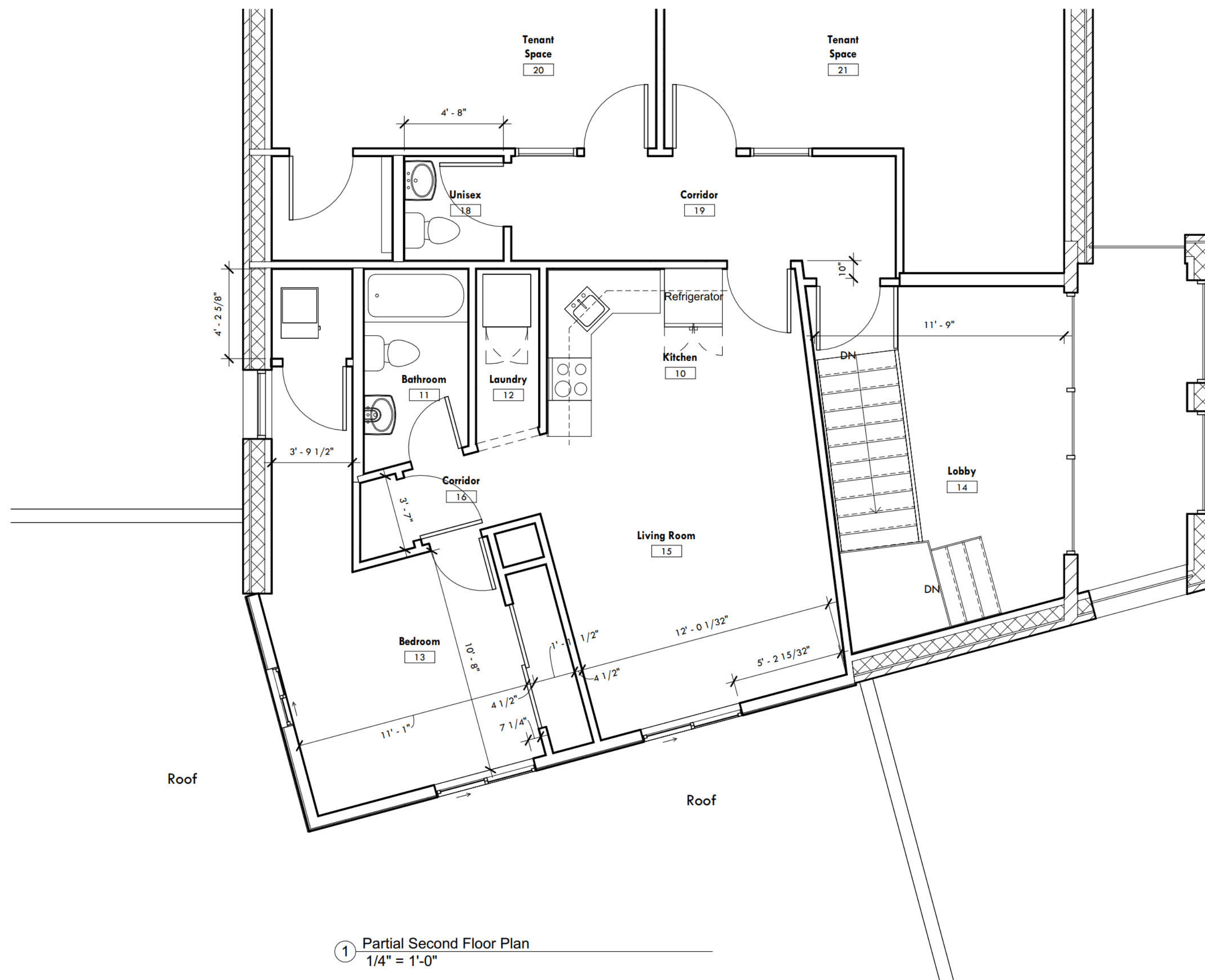
Will meet all safety requirements.

H6. Property Values

Expected to maintain or improve surrounding values.



LIVING AREA
557 SQ FT



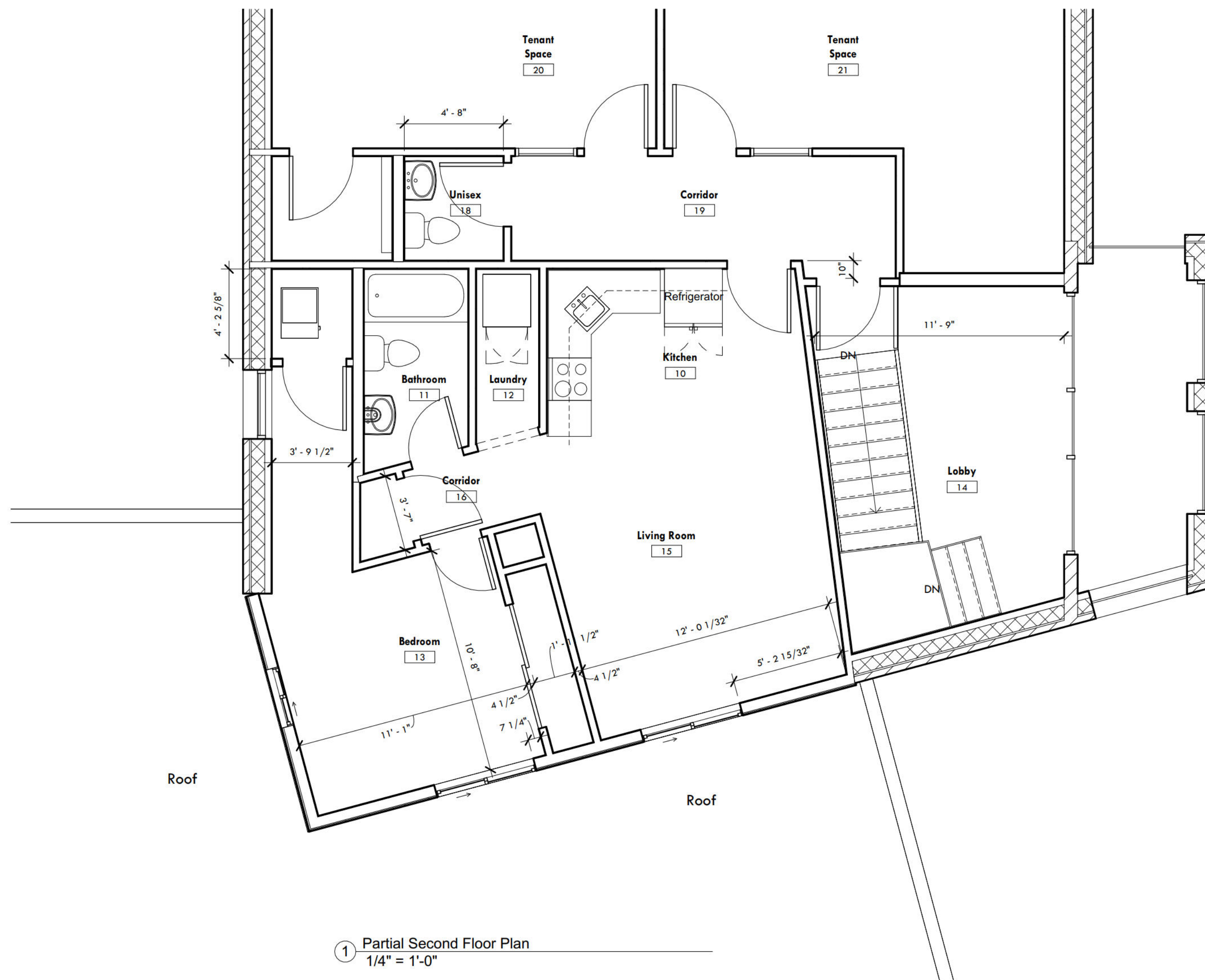
① Partial Second Floor Plan
1/4" = 1'-0"



Architectural Studio, Ltd.

www.archstudioltld.net

No.	Description	Date



① Partial Second Floor Plan
1/4" = 1'-0"



Architectural Studio, Ltd.

www.archstudioltld.net

No.	Description	Date

NORTH

TEL. (847) 675-3000



-Regulior