



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

July 16, 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 July 16, 2026.

CALL TO ORDER – CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on July 16, 2026, at 7:00 p.m.

Present Plan Commissioners: Lisa Albano
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Andrae Marak
Edgar Montalvo

Village Staff: Peter Murphy, Village Attorney
Michael Coleman, Community Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West, Robinson Engineering

Petitioners: Pamela Kostecki (Item #1)
Michael Hackett, Gas N Wash (Item #2)
Christian Kalischefski, WT Group (Item #2)

Members of the Public: None

COMMUNICATIONS – Lori Kosmatka, Senior Planner, noted there is a new Plan Commissioner, Lisa Albano. Secondly, she clarified that the draft meeting minutes presented for approval include appending documents as per our discussion with the Village Attorney at the last meeting regarding the deck variation. She noted these include petitioner photos with their letter as well as neighbor letters.

APPROVAL OF THE MINUTES – Minutes of the July 2, 2026, Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes.

COMMISSIONER SEPESSY made a motion to approve the minutes of the June 18, 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 JULY 16, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – CRISIS CENTER FOR SOUTH SUBURBIA – 6775 PROSPERI DRIVE

Consider recommending that the Village Board grant Pamela Kostecki, on behalf of Crisis Center for South Suburbia, a Special Use Permit to operate an Institutional Use at 6775 Prosperi Drive in the ORI (Office and Restricted Industrial) Zoning District.

Present Plan Commissioners: Lisa Albano
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Andrae Marak
Edgar Montalvo

Village Staff: Peter Murphy, Village Attorney
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Pamela Kostecki

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing, seconded by COMMISSIONER MANI. 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 the Petitioner to speak.

The Petitioner, Pamela Kostecki was sworn in. She thanked the Commission for the opportunity to present, and thanked Staff who were amazing to work with. She reviewed the purchase history.

The building was purchased last December in a live auction, which did not end up working out. The organization is now in the second process of purchasing this building. She noted the organization has been around for 50 years, serving survivors of domestic violence, sexual assault, and human trafficking. One of the services provided is emergency shelter. The organization has been providing services in Tinley Park since 1989. The organization has expanded drastically in the last ten years, going from a \$2.3M to a \$8.5M operation. She stated the organization is not here now to add services at this point as we have already done our expansion, but rather are trying to bring our two current operations together. Currently the organization pays to rent space because the organization outgrew our building on Timber Drive. She stated that the organization desires the proposed building because it was designed and recently renovated as an acute behavioral healthcare facility which is turnkey for the organization's needs. She reiterated that the organization is not proposing changes as it is the dream building for our operations.

CHAIRMAN GRAY asked the Commissioners if they have any questions or comments.

COMMISSIONERS GASKILL, SEPESSY and ALBANO had no comments.

COMMISSIONER MANI thanked the Petitioner for having expanded in Tinley, and stated the services provided are great to handle those issues.

COMMISSIONER HAMILTON asked if this use needed to come to the Plan Commission per the zoning code.

Lori Kosmatka, Senior Planner, responded yes. The property is in the ORI zoning district. There is an item for institutions except for those that are penal institutions or those for contagious diseases.

COMMISSIONER HAMILTON noted that the building was already made to accommodate this type of use.

Lori Kosmatka, Senior Planner, responded that each special use is reviewed based on the unique business and operations. It does not transfer to different ownership. If the Crisis Center were to leave and a different facility would come in, the same process would have to happen.

The Petitioner, Pamela Kostecki noted the organization has a special use permit to operate at 7700 Timber.

CHAIRMAN GRAY had no other comments. He noted the organization provides a good service that is unfortunately needed. He agrees with Staff that it is an odd design with the one single parking space. He noted that the organization vehicles are parked inside and the donation bin is 9am-3pm. He asked if the bin gets rolled into the corner.

The Petitioner, Pamela Kostecki responded yes, and that there are two doors over there.

CHAIRMAN GRAY stated he thinks this looks good and won't interfere with the amphitheater, and occupants may go down to the outdoor area to listen to some of the music. He asked if there

were any questions from the public. Hearing none, he requested a motion to close the public hearing.

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

Lori Kosmatka, Senior Planner, presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant Pamela Kostecki on behalf of Crisis Center for South Suburbia a Special Use for an Institutional Use at 6775 Prosperi Drive in the ORI (Office Restricted Industrial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the July 16, 2026 Staff Report subject to the following condition:

- 1. The single parking stall at the south edge of the site must be removed.*

COMMISSIONER MANI seconded. Roll call vote. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would be heard at the August 5, 2026, Village Board meeting. He reminded the Petitioner that the Plan Commission is just a recommending body, so the Village Board meeting will be the final step.

Lori Kosmatka, Senior Planner, reiterated to all that the meeting date is August 5th, not the 4th

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 16, 2026 REGULAR MEETING

ITEM 2: PUBLIC MEETING – GAS N WASH – 7201 191ST STREET – SITE PLAN & ARCHITECTURAL APPROVAL

Consider Site Plan and Architectural Approval regarding proposed automobile service station with carwash in the B-3 (General Business and Commercial) Zoning District at 7201 191st Street.

Present Plan Commissioners: Lisa Albano
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Chairman Garrett Gray

Absent Plan Commissioners: Angela Gatto
Andrae Marak
Edgar Montalvo

Village Staff: Peter Murphy, Village Attorney
Michael Coleman, Community Development Director
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner
Dana West, Robinson Engineering

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

Members of the Public: None

CHAIRMAN GRAY introduced item #2. He clarified that since is a public meeting, we do not need to open any formal hearing.

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

CHAIRMAN GRAY invited the Petitioner to speak.

Michael Hackett of Gas N Wash said the landscaping was enhanced and the amount of relief requested for signage was decreased.

Christian Kalischefski of WT Group listed the number of additional trees. He described the proposed signage plan.

CHAIRMAN GRAY stated that the signage is important at the 183rd and La Grange Road location.

COMMISSIONER MANI stated that the original submittal clearly did not attempt to follow the signage regulations in the Zoning Ordinance. He said that it was important to design a site to be intuitive to users rather than to rely fully on signage with a complicated design.

CHAIRMAN GRAY noted that, because there are so many components of the project, additional signage is needed. He added that he viewed the revisions as a sign of good faith to better align with the requirements of the Zoning Ordinance.

COMMISSIONER MANI asked if it was possible to increase the caliper of the proposed trees so they would reach maturity faster.

Michael Hackett said he would see what he could do.

CHAIRMAN GRAY said he appreciated the revisions. He requested a motion on the Site Plan/Architectural Approval.

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 car wash at 7201 191st Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the July 16, 2026 staff report, subject to final review and approval by the Village Engineer. COMMISSIONER HAMILTON seconded. Roll call vote. Ayes (5): ALBANO, GASKILL, HAMILTON, SEPESSY, GRAY. Nays (1): MANI. (5-1). Motion carried.

CHAIRMAN GRAY noted the item would be heard at the July 21st Village Board meeting.

Good of the Order

Michael Coleman provided the following updates:

- Plan Commissioner – He welcomed new Plan Commissioner Lisa Albano.
- 7 Brew – Officially open. The COO has been issued.
- The Boulevard – Has been purchased by another group. They have been an exciting group to work with for the last 3 weeks being very active on getting some very good tenants on the first floor. Staff met with their marketing team, and noted they have made great strides. He noted when Staff did the final inspection for the COO, the building looked to be in great shape. COMMISSIONER SEPESSY asked if the second half of the building will be done. Director Coleman replied he cannot comment as it is still in the works with them. The Village hopes Phase 2 will get underway shortly. We have another agreement in place and right now they are actively working on the first floor
- Sportsdome – The dome is up. The turf is in. He will visit it tomorrow with Planner Kosmatka. We will take a look. The owner is looking to get some trials in there so we are looking at a conditional COO for the dome with some exterior toilet facilities. He is progressing well on the brick mortar building there as well. The parking lot has the binder put down. The building will have a restaurant. The restaurant is under permit review right now, to hopefully open by December.
- Fifth Third Bank – Scheduled to be open by November.

COMMISSIONER ALBANO stated that she has been a Tinley Park resident since 1986. She added that COMMISSIONER GASKILL is her father.

Village Attorney Peter Murphy briefly explained the differences between Special Uses and Variations.

Lori Kosmatka asked that each Commissioner complete and return the annual ethics statements to her.

Michael Coleman said that the Harmony Square townhouse project was moving along and that vertical construction would begin by the end of the summer.

Receive Comments from the Public

There were no comments from the public.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MANI made a motion to adjourn the meeting. COMMISSIONER SEPESSY seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:56 p.m.