



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

June 5, 2025

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on June 5, 2025.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 20, 2025 at 7:05 P.M.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners:

- Chairman Garrett Gray
- James Gaskill
- Terry Hamilton
- Eduardo Mani
- Andrae Marak
- Amanda Martinez
- Edgar Montalvo

Absent Plan Commissioners:

- Angela Gatto
- Steve Sepessy

Village Staff:

- Jason Engberg, Planning Manager
- Michael O. Whalen, Associate Planner

Petitioners:

- Ramsey Elshafei, RE Development
- Bill Zalewski, Advantage Consulting Engineers
- Jerry White, Superhost Hospitality

Members of the Public: None

COMMUNICATIONS – Jason Engberg, Planning Manager, noted that Edgar Montalvo was appointed to the Plan Commission on Tuesday, June 3, 2025.

APPROVAL OF THE MINUTES – Minutes of the March 20, 2025 of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER MARTINEZ made a motion to approve the minutes from the March 20, 2025 Plan Commission meeting. COMMISSIONER MANI 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 5, 2025 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRU BY HILTON HOTELS – 18303 LA GRANGE ROAD – VARIATIONS; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Ramsey Elshafei of RE Development Solutions on the behalf of Lewisville Hotel Partners, LLC, nine Variations from the Zoning Ordinance for hotel lot size, items related to the Urban Design Overlay, parking, masonry and building height for new construction of a Tru by Hilton hotel at 18303 La Grange Road 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
Eduardo Mani
Andrae Marak
Amanda Martinez
Edgar Montalvo

Absent Plan Commissioners: Angela Gatto
Steve Sepessy

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: Ramsey Elshafei, RE Development
Bill Zalewski, Advantage Consulting Engineers
Jerry White, Superhost Hospitality

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. 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.

COMMISSIONER HAMILTON asked about the parking situation when the hotel is fully booked.

Ramsey Elshafei was sworn in.

Mr. Elshafei said that the hotel operator and the Hilton brand are confident the amount of parking is adequate. He said that if the hotel is fully booked, staff would park off-site and be transported to the hotel.

CHAIRMAN GRAY said that he, as an engineer, typically plans for the worst-case scenario, not an average. Ramsey Elshafei said that the Zoning Ordinance states that business owners are required to provide parking for customers if designated parking lots are full. Jason Engberg, Planning Manager, said that the Zoning Ordinance requires that all parking be provided on-site. Jason said that the Petitioner submitted an analysis of parking utilization at similar properties and is confident the hotel can operate with the amount of parking proposed. He confirmed Mr. Elshafei's statement that it is the business owner that is responsible for providing additional parking when designated parking lots are full.

CHAIRMAN GRAY said that the other hotels in the vicinity would likely experience parking issues as well during major events where hotels in the Village may be at capacity. He said he was generally supportive of the other variation requests. However, he said that parking was his main issue with the proposal. COMMISSIONER HAMILTON said that if there is a parking issue, then it's possible the hotel will not be able to fully book all of the hotel rooms.

COMMISSIONER MARAK noted that vehicles turning onto 183rd Street from White Eagle Drive have to wait a long time and that the intersection at 183rd and La Grange is very congested. Jason Engberg noted that the Gas N Wash is required to install a traffic signal at the intersection. Michael Whalen noted that installing the signal requires approval by the Village, Cook County Department of Transportation and Highways and the Illinois Department of Transportation, so the approval is more complex and time consuming.

COMMISSIONER MANI said he agreed that the proposed parking lot may be insufficient.

COMMISSIONER GASKILL asked how many Variations were requested. Michael Whalen said that the Petitioner is requesting eleven. Jason Engberg noted that most of the Variations were from provisions in the Urban Design Overlay. Michael Whalen noted that several projects in the area have requested and been granted similar Variations. Jason Engberg noted that the overlay district does not really contemplate the context of the area, so many projects request Variations from the overlay. COMMISSIONER GASKILL said he did not like the number of Variations being requested.

COMMISSIONER MARTINEZ said she agreed that there were too many Variation requests. She said that she felt that some parking stalls were located too close to driveway entrances. She said that pedestrians and employees would have to walk between vehicles often. Ramsey Elshafei noted that a loading zone is located in the rear for deliveries, with access to a sidewalk. He also noted that the drive-aisles are wide enough to minimize conflict with vehicles entering and vehicles backing out of parking stalls. CHAIRMAN GRAY asked why the loading zone was not located on the curb next to the sidewalk. Ramsey Elshafei said that four parallel parking stalls

were located in that location. CHAIRMAN GRAY asked how staff will access the sidewalk between vehicles parked in those parallel stalls. Ramsey Elshafei noted that the parallel parking stalls are much longer than typical parallel stalls so there would always be room for delivery staff to access that sidewalk. He added that the Hilton brand was supportive of the loading zone location and access. COMMISSIONER MARTINEZ noted that adding a depressed curb would make it easier for delivery staff to access the sidewalk to the building.

CHAIRMAN GRAY asked if any underground detention was planned. Ramsey Elshafei said that the only stormwater facility proposed was the detention area on the west side of the property. He noted that the current proposal was the most optimum to balance the needs of stormwater detention, parking, and emergency vehicle circulation. COMMISSIONER GASKILL asked if the Petitioner received the dimensions of Tinley Park Fire Department equipment. Ramsey Elshafei said that the turn exhibit provided used TPFD equipment.

COMMISSIONER MARTINEZ asked if the pet relief area would be gated. Ramsey Elshafei said no.

CHAIRMAN GRAY said that he thought more parking could fit in the rear corners of the parking lot. Mr. Elshafei said that he and his team were confident the project would work with the amount of parking proposed. CHAIRMAN GRAY said that during events at the hotel and in the Village, parking would be tight. Ramsey Elshafei said that it is becoming more and more common for hotel guests to arrive by other means than personal private vehicles. He said that employees may use public transit to get to work. COMMISSIONER MARAK noted that there are no public transit routes nearby. Ramsey Elshafei said that some employees may also carpool.

COMMISSIONER GASKILL said he thought there was too much going on with such a small property.

COMMISSIONER MONTALVO said that he was concerned with the parking reduction request. He also asked what the typical parking reduction is approved by the Plan Commission.

COMMISSIONER MONTALVO said he thought more spaces could fit with perpendicular parking. Ramsey Elshafei noted that staff recommended the proposed one-way circulation plan to avoid grade challenges that would have required a long and large retaining wall. Jason Engberg noted that the Village prefers designs that do not have retaining walls because they can become property maintenance issues in the future. He also noted that where White Eagle Drive currently terminates just south of the site will be a future road to access future developments as the WLS tower site redevelops, and the one-way movements at each of the project's drive-ways will make that future intersection safer by reducing potential conflicts. He also noted that the one-way circulation would reduce conflicts with motorists using the drop-off area. COMMISSIONER MONTALVO asked if there was any plan for overflow parking. Ramsey Elshafei said there is no current plan, but that he and his team were confident the amount provided would work. COMMISSIONER MONTALVO asked if it would be possible to work with a neighbor to secure an agreement for overflow parking. He also said he thought people would enter using the exit driveway.

Michael Whalen noted that White Eagle Drive is 40 feet wide curb-to-curb and that on-street parking is permitted. He added the police department enforces a Village-wide overnight parking ban.

Jason Engberg said the Marriott hotels across the street, which were approved together, received a Variation to reduce the number of required parking stalls by 41. He noted that, on that property, there is an area reserved for a future parking expansion if it is deemed necessary that could accommodate up to 25 additional vehicles. He also noted that the Marriott hotel has a banquet hall which required additional parking above what the hotel room-based requirement was. Jason Engberg asked if an agreement with a neighbor for overflow parking would be sufficient for the Plan Commission.

COMMISSIONER MARAK noted that hotels do not often track guest vehicles. He said he is generally against excessive parking lots, but that there may be many instances where the hotel is fully booked and guests have nowhere to park. CHAIRMAN GRAY noted that people often carpool to hotels where two people may arrive in the same vehicle but book two separate rooms. He agreed with COMMISSIONER MARAK that the hotel would need to track guest vehicles and have some contingency plan for when the parking lot is full. He said the proposed reduction from the required parking ratio was too high.

Ramsey Elshafei said he would explore potential contingency plans with neighbors.

Jason Engberg asked the Commission if they preferred a revision to the site plan to accommodate additional on-site parking or a parking agreement with a neighbor. CHAIRMAN GRAY said he did not have a preference.

Ramsey Elshafei asked what number of parking stalls is the Plan Commission looking to see. COMMISSIONER HAMILTON said a dozen additional. COMMISSIONER MANI said ten to twelve. CHAIRMAN GRAY said twenty-three. COMMISSIONER GASKILL said ten to twelve. COMMISSIONER MARTINEZ said ten to twelve. COMMISSIONER MONTALVO said ten to twelve. Ramsey Elshafei asked if an agreement with a neighbor for twelve spaces off-site would be adequate. Jason Engberg said that a parking agreement with a neighbor would only work if the neighbor had more parking than is required by the Zoning Ordinance. COMMISSIONER MONTALVO said the goal would be to fit the additional parking on-site but said off-site would be okay too.

Jerry White was sworn in. He said that two hotels in his portfolio in Holland, Michigan recently were fully booked during the annual tulip festival and both hotels still had available parking. He said the team will do its best to come up with a solution.

COMMISSIONER MARAK asked if the Plan Commission should amend its recommendation to reflect the requirement of adding additional parking or should the item be continued to the next meeting to approve with amended plans or a parking agreement. Jason Engberg said they could either continue the item or add a condition to the site plan. CHAIRMAN GRAY polled the COMMISSIONERS to ask if a condition to the site plan would be adequate. All but COMMISSIONER GASKILL agreed. COMMISSIONER MARTINEZ said the condition should

be written in a vague way so that either scenario can work without having to come back to the Plan Commission.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER MARTINEZ made a motion to close the Public Hearing. COMMISSIONER GASKILL seconded. Voice vote. All in favor.

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion on the Variations. COMMISSIONER MARTINEZ made a motion to recommend that the Village Board grant the Petitioner eleven Variations from the Zoning Ordinance from the sections listed in the staff report to develop a hotel in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report with the condition that the parking variation based on an agreement being made to provide additional parking. COMMISSIONER MONTALVO seconded the motion. Roll call. All in favor. Motion carried.

CHAIRMAN GRAY requested a motion on the site plan and architectural approval. COMMISSIONER MARAK made a motion to grant the Petitioner Site Plan/Architectural approval for the development of a hotel at 18303 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the May 1, 2025 staff report, subject to the conditions listed in the staff report. COMMISSIONER MANI seconded the motion. Roll call. All in favor. Motion carried.

CHAIRMAN GRAY noted the item would go to the June 17, 2025 Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 5, 2025 REGULAR MEETING

ITEM 2: WORKSHOP – DOWNTOWN CORE STREETScape MASTER PLAN

Review and provide comments on the proposed 2025 Downtown Streetscape Master Plan. The plan seeks to create a cohesive vision for the public realm and rights-of-way along Oak Park Avenue and adjacent streets. The goal of the streetscape plan is to create an attractive, unique, safe, and walkable environment that supports the existing infrastructure.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Amanda Martinez
Edgar Montalvo

Absent Plan Commissioners: Angela Gatto
Steve Sepessy

Village Staff: Jason Engberg, Planning Manager
Michael O. Whalen, Associate Planner

Petitioners: none

Members of the Public: none

CHAIRMAN GRAY introduced Item #2.

Jason Engberg, Planning Manager, presented the report.

CHAIRMAN GRAY asked if the main intersections at Harmony Square would have pavers. Jason Engberg said yes. CHAIRMAN GRAY asked if the roadway would be reduced. Jason Engberg said that has not been decided and that discussion would happen during the engineering phase of the project. CHAIRMAN GRAY noted that some of the proposed street sections eliminate on-street parking, which may be a concern for business owners. He said the plan looks ambitious in a good way. Jason Engberg said the plan has several different options for different segments.

COMMISSIONER MARTINEZ asked if they could add an existing conditions section to the report. She asked if future areas could be indicated on the plan. Jason Engberg said they could probably put together a brief existing conditions section. COMMISSIONER MARTINEZ asked if the wayfinding signage designs were final. Jason Engberg said the marketing commission approved the

signage design. COMMISSIONER MARTINEZ said she sent an alternate crosswalk design with musical notes to have some variety. She also added that there should be some additional landscaping by the new parking lot would be nice. She said the extended curb example from Plainfield would make pedestrians more comfortable. Jason Engberg said that the crosswalks were also raised in the Plainfield example. He said Plainfield generally felt very safe while walking on Oak Park might not feel safe with vehicles speeding.

CHAIRMAN GRAY asked why some street segments in the downtown area were left off the plan. He said there are gaps around the already-developed properties. He also said that Oak Forest Avenue is not walkable. He said he marked up one of the pages in the plan and would provide it to staff after the meeting.

COMMISSIONER MARAK said the Village should consider connections to the Forest Preserves.

Jason Engberg said he would talk to the Lakota Group to ask how long it would take to make changes to the proposed plan.

Good of the Order

Jason Engberg noted:

- The Fifth/Third bank site plan was adjusted as recommended by the Plan Commission to relocate the accessible parking stalls next to the building.
- Mike Coleman, the Building Official, is the new Interim Community Development Director.

Receive Comments from the Public

None.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MANI 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 8:39 p.m.