



Plan Commission

Regular Meeting



Thursday, October 16, 2025



7:00 p.m.



PLAN COMMISSION MEETING

10.16.2025

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes:

Thursday, October 2, 2025

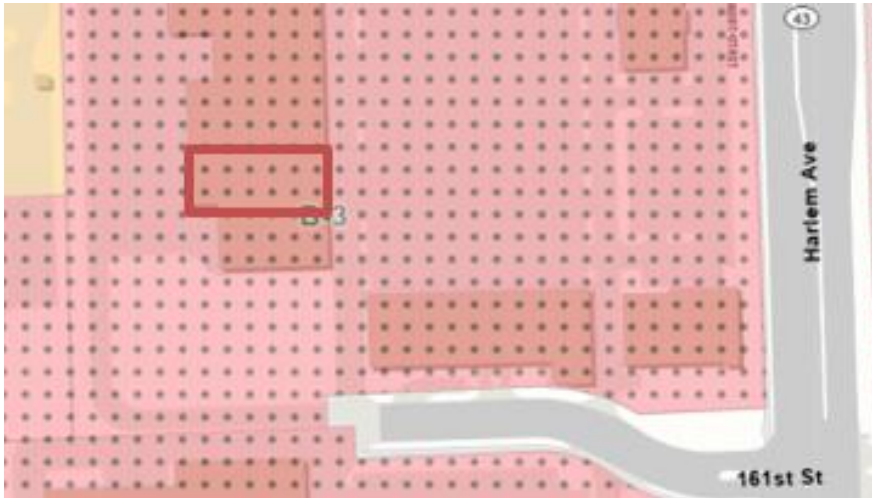


ITEM #1

Public Hearing

ACTIVE DAY ADULT DAYCARE – 16050 HARLEM AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE PARK CENTER PLAZA PUD

Consider recommending that the Village Board grant Laura Altenbaumer of Active Day IN, Inc. a Special Use for a Substantial Deviation from the Park Center Plaza PUD to allow for the establishment of an adult daycare facility at 16050 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza PUD) Zoning District.



16050 Harlem Avenue

- Former American Freight space
- 14,807 of 24,480 square feet to be used
- Park Center Plaza
- K9 Resorts kennel approved next door by VB on 10/7/2025



Zoning/History

- B-3 PD (General Business and Commercial, Park Center Plaza PUD)
- Shopping Center developed in the 1990s
- Vacant for several months
- Surrounded by commercial development
- St. Julie's parking lot to the west



SPECIAL USE

Substantial Deviation from Park Center Plaza PUD
Daycare Facility in the B-3 Zoning District

Active Day Adult Daycare

DAYCARE FACILITY – SPECIAL USE IN B-3

- “An Adult Day Care establishment structures programs with stimulating social activities and health-related and rehabilitation services for the elderly who are physically or emotionally disabled and in need of a protective environment. The participant is usually brought to the care facility in the morning and leaves in the evening.”
- No performance standards in Z.O.
- Substantial Deviation required from Park Center Plaza PUD

Active Day Adult Daycare

- Maximum capacity of 130 members
- Seniors and adults with disabilities
- Up to 20 staff
- 6 buses (to be parked in the rear)
- No exterior or site changes

The floor plan of the second floor includes the following rooms and areas:

- Storage Rooms:** 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Activity Rooms:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Other Rooms:** Kitchen, Restrooms, Showers, Laundry, PVT. OFFICE, GATHERING ROOM, ACTIVITY ROOM, STORAGE ROOM, MEN'S RESTROOM, WOMEN'S RESTROOM, ADA SHOWER, STAFF RESTROOM, JAN, IT CLST., GYM, CHECK-IN, WAITING, and various smaller offices and storage areas.
- Stairs and Elevators:** Existing glass elevators and stairs are indicated throughout the plan.

STANDARDS – SPECIAL USE PUD

That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The proposed use will provide an important service that improves the public health of residents of the Village and the surrounding region.

That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed use will have minimal impact on neighboring properties.

That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The proposed use will reactivate an existing vacant commercial space.

That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

All necessary facilities already exist.

STANDARDS – SPECIAL USE PUD

That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

No changes to parking or access are proposed. There is a large existing parking lot to accommodate staff and members for pick-up/drop-off.

That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and

All requirements will be met.

The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposal will reactivate a vacant commercial space and provide an important service to the elderly and adults with disabilities.

MOTION – SPECIAL USE

“...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Park Center Plaza PUD to the Petitioner Laura Altenbaumer of Active Day IN, Inc. to allow for the establishment of an adult daycare facility at 16050 Harlem Avenue in the B-3 PD (General Business and Commercial; Park Center Plaza PUD) Zoning District, subject to the condition that all company vehicles will be parked behind the building.”

VILLAGE BOARD
November 4, 2025

ITEM #2

Public Hearing

PUBLIC HEARING – GARAGE VARIATION – 16801 SAYRE AVENUE

Consider recommending that the Village Board grant Dennis Mahoney a Variation from Section III.I.2.b. of the Zoning Ordinance to allow for a detached garage exceeding the maximum accessory structure floor area and maximum accessory structure width at 16801 Sayre Avenue in the R-2 (Single-Family Residential) Zoning District.



16801 Sayre Ave

- SE of 167th/Harlem area
- East side of Sayre
- ~17,787 SF lot (66' wide x 271' deep)
- Lot coverage data sheet & plat of survey provided



Zoning/History

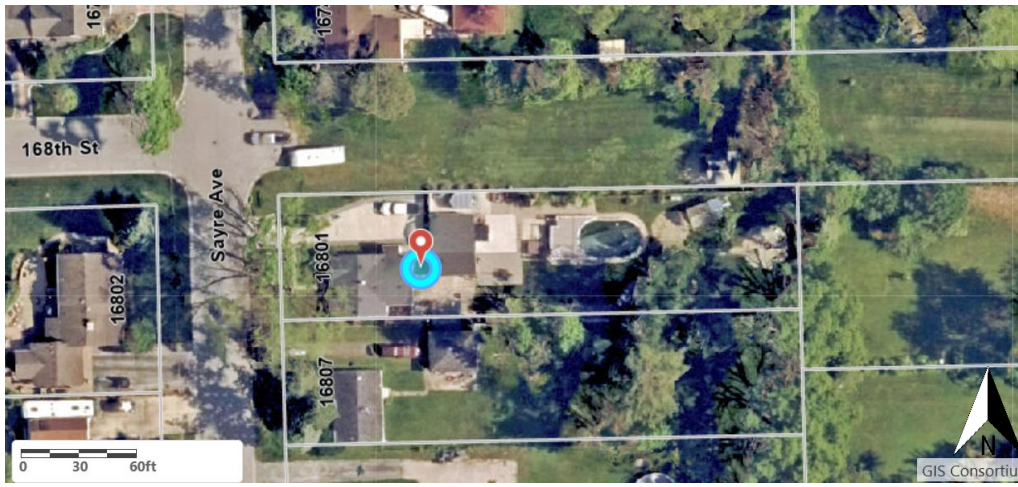
- Annexed 1929
- R-2 zoning: subject & surrounding
- N: Vacant land (not a parcel) ~70' wide presumed for ROW as it aligns with 168th St. to the west
- S, E, W: detached homes

NEIGHBORHOOD



- Photos by Petitioner stating context (Sayre & New England Aves)
 - low slope roofing,
 - exterior vinyl siding,
 - garages w/ 2nd floor windows

LOCATION & ZONING



- House:
 - Gabled single-story frame ~1302SF
 - No basement
 - Limited attic storage
- Existing Detached Garage:
 - Original ~668 SF
 - Attached Screen-in Porch ~445 SF (per level)
 - 2-Level Addition Under Construction
- 2 Sheds ~258 SF
- Pool ~614 SF
- Wood deck for pool ~135 SF
- Patios
- Boat stored outside

SUBJECT PROPERTY



Garage is detached ...looking North



Backyard looking North West



Looking South



Street view looking East

- Photos by Petitioner



Open slot of land looking South

CODE REQUIREMENTS

- Code: detached garages include:
 - Max: **720 SF floor area & 34' width** (in R1-R5)
 - Max 18' high to peak, architecturally compatible pitch of main roof of house
 - Not be used as living space, business related activity
 - Not serviced by water, sanitary sewer or natural gas
- Code: Second detached garages req't.s include min. 90' lot width
- Code: shed includes 1 Storage shed allowed up to 200 SF
- Code: min. Usable Floor Area per Dwelling for homes (excl. garages & accessory structures) = 2,300 SF for ranch homes in R-2
- Existing Detached Garage accessory structure total (original garage, screen-in porch, addition under construction) exceeds code max. floor area & max width
 - **1,558 SF floor area (668 + 445 + 445)**
 - **44'-2" width**



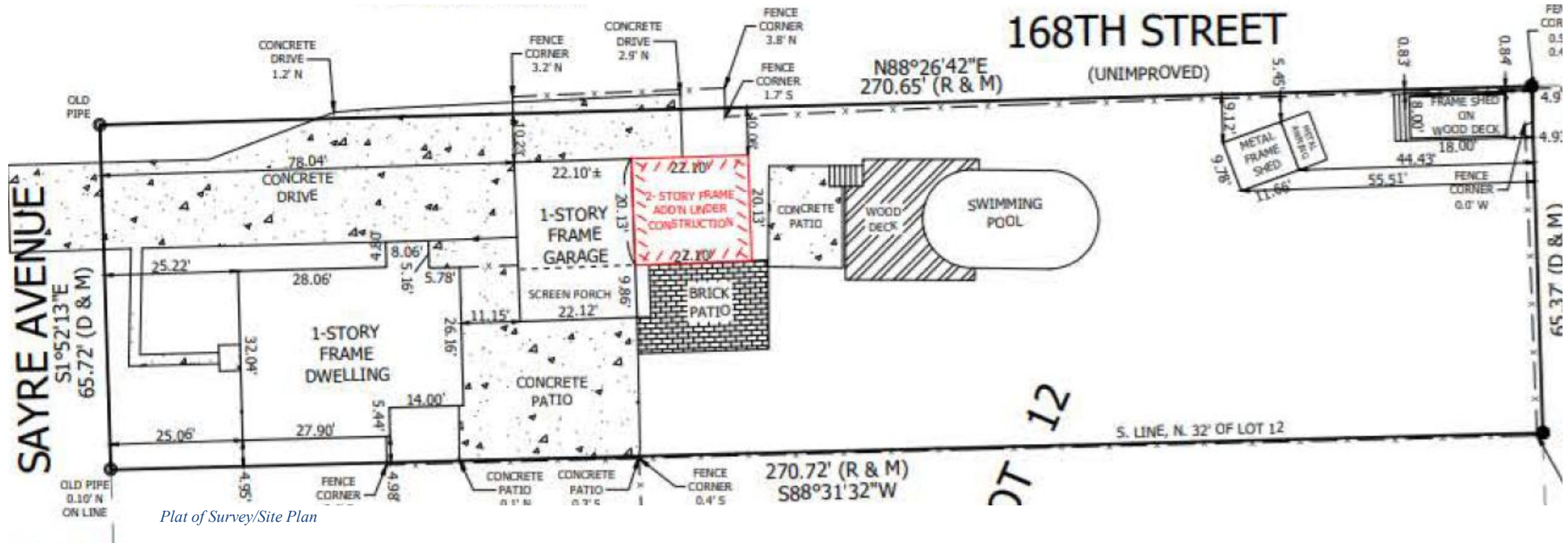
VARIATIONS

Sec. III.I.2.b to increase maximum floor area and maximum width of a detached garage

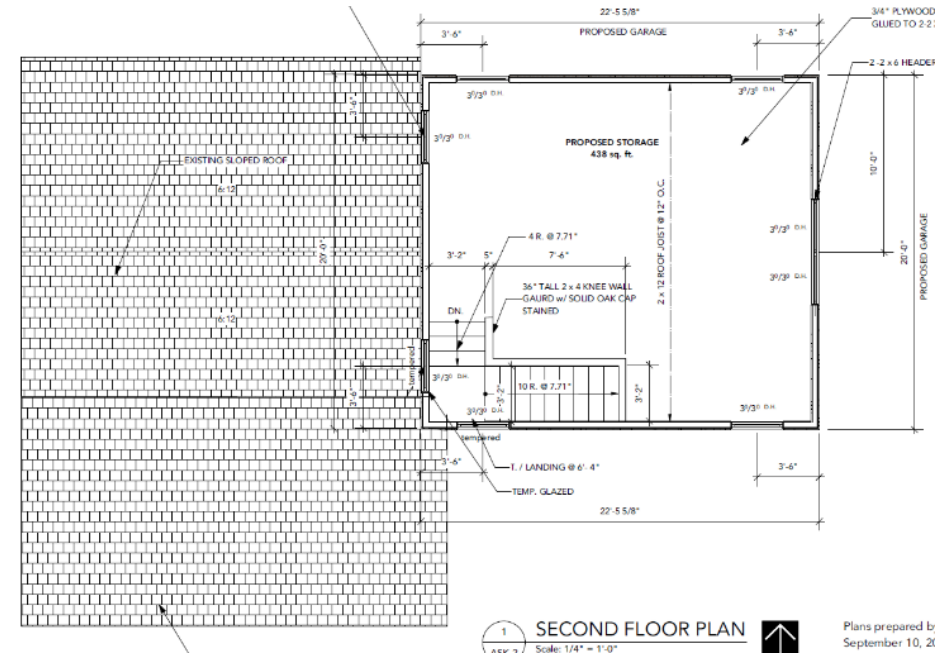
Upon learning of the code violation, Staff informed Petitioner to remove structure or get Variation approval, followed by submittal & approval for building permit

PROPOSED USE

- Addition ~100 back from west/front lot line (~118' to existing curb per aerial image), ~`38' from east/rear lot line, & ~10' from north/side lot line
- Location favors the north part of the property, most proximate to adjacent vacant land not a parcel

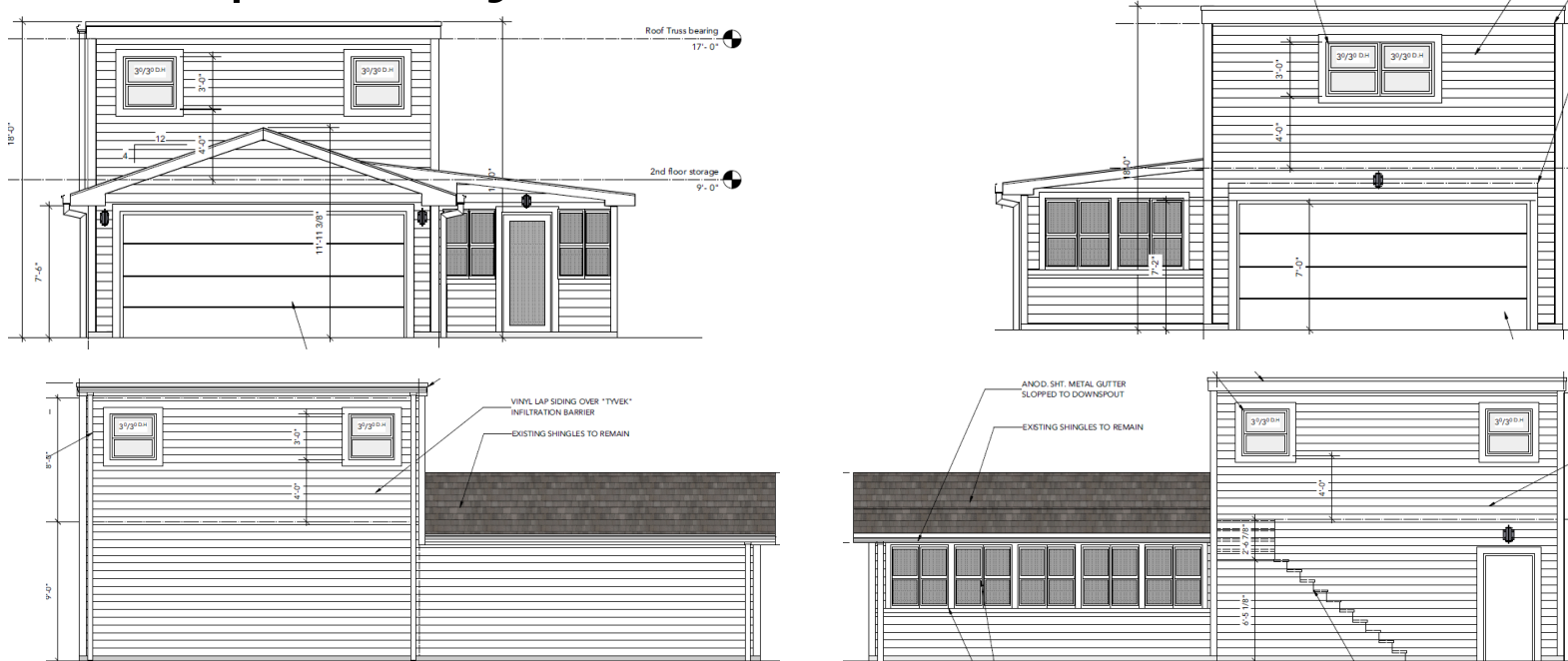


- 20'x22' Addition = 2 levels w/ interior stairs: ground floor overhead & ped/man doors, upper floor windows
- Seeks to utilize for storage:
 - ground floor vehicles, boat, motorcycle
 - Upper floor general storage
- Wood frame w/ Hardie Board or vinyl lap siding to match existing original garage



PROPOSED USE

- Proposing to remove the gables & change to flat roof to meet 18' max height
- House has medium pitch side gable & small front gable, original garage has shallow-medium 6:12 pitch
- Staffs believes roof is compatible from street as addition is a different height plane than original garage and set further back to rear from house; windows & matching siding furthers compatibility



Proposed Elevations clockwise from upper left: West, East, South, North

- Petitioner states physical hardship is lack of storage space
- Addition will provide indoor storage solution for belongings otherwise left outdoors
- House does not have typically available storage amenities of adequate closed space, basement or usable crawlspace, or accessibly usable attic
- Petitioner states attic is limited with sub-par structure to maintain substantial weight
- Lot is too narrow for 2nd detached garage
- Additional shed not allowed (even so, 200 SF max)
- Building addition to house challenging due to existing shape/location (existing nonconforming south sideyard 4.95' vs. 10' min. req'd.) & 10' code min to garage for construction mat'ls.

- House size & lot width nonconforming in R-2
 - House size (Usable Floor Area of Dwelling) undersized @ 1,302 SF vs. code min. 2,300 SF
 - Subject home nearly half size than a new home to code
 - Excludes garages & basements which are common amenities
 - Lot width 65.72' vs. code min. 90' interior/115' corner

STANDARDS – VARIATION

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 property cannot yield a reasonable return if permitted to be used only under the conditions allowed, as the property lacks adequate storage space on the property. The property has undersized nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. The addition will provide an indoor storage solution for belongings that otherwise may be left outdoors.

STANDARDS – VARIATION

The plight of the owner is due to unique circumstances.

The lack of storage space on the property is a physical hardship on the property of unique circumstance due to undersized, nonconforming usable floor area of the dwelling and narrow lot width. The house does not have typically available storage amenities of adequate closet space, a basement, or accessibly usable attic space structurally equipped to bear substantial weight of home storage. A building addition to the house would otherwise pose challenges due to the house's existing shape and location with a nonconforming sideyard setback and proximity to the existing garage and screened-in porch.

STANDARDS – VARIATION

The Variation, if granted, will not alter the essential character of the locality.

The addition will not alter the essential character of the locality. The addition's location favors the north part of the property which is most proximate to adjacent vacant land that is not a platted parcel, which is preferable over being adjacent to a buildable/built platted parcel/lot. The 44'-2" width runs to the back utilizing the depth of the property, parallel to Sayre Avenue, which reduces the visual sight-line impact from Sayre Avenue. Examples of neighborhood context provided by the Petitioner appear to show a similar character of homes with lap siding, taller garages with windows, and a nearby example of a low-slope roof.

STANDARDS – VARIATION

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:

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;

The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;

The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

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

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 – VARIATIONS

“...make a motion to recommend that the Village Board grant the Petitioner Dennis Mahoney, Variations from Section III.1.2.b. of the Tinley Park Zoning Ordinance to increase the maximum floor area of a detached garage accessory structure to 1,558 square feet and to increase the maximum width of a detached garage accessory structure to 44'-2" feet, at 16801 Sayre Avenue in the R-2 Single-Family Residential District in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 16, 2025 staff report.”

VILLAGE BOARD
November 4, 2025

ITEM #3

Public Hearing

PUBLIC HEARING – BROOKSIDE CREEK – 7251-7551 191ST STREET – SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PUD

Consider recommending that the Village Board grant Lawrence Debb, on behalf of Tinley Park Land Development, LLC, a Special Use for a Substantial Deviation from the Brookside Creek Retail Center PUD to amend the “Allowable Use Chart” for the PUD at 7251-7551 191st Street in the B-3 PD (General Business and Commercial; Brookside Creek Retail Center PUD) Zoning District.

continuance requested

PLAN COMMISSION MEETING

10.16.2025

**Public Comment
Good of the Order
Adjourn Meeting**

Next Scheduled Meeting
Thursday, November 6, 2025

