



**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.

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.

Chrisian 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.