



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

**March 6, 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 March 6, 2025.

**CALL TO ORDER** –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 6, 2025 at 7:00 P.M.

Lori Kosmatka, Associate Planner, called the roll.

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

Absent Plan Commissioners: Eduardo Mani

Village Staff: Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

COMMUNICATIONS – Lori Kosmatka, Associate Planner, noted there were no communications.

APPROVAL OF THE MINUTES – Minutes of the January 16, 2025 of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes from the January 16, 2025 Plan Commission meeting. COMMISSIONER GATTO 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 MARCH 6, 2025 REGULAR MEETING**

**ITEM 1: PUBLIC MEETING – ZONING MAP UPDATE**

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2024.

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

Absent Plan Commissioners: Eduardo Mani

Village Staff: Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY noted that the this is to recommend adopting the zoning map and directed staff to detail the changes.

Lori Kosmatka presented his report.

CHAIRMAN GRAY asked the Commissioners if they had any comments. There were no comments.

Lori Kosmatka noted this will go to Village Board on March 18<sup>th</sup>, and noted there is no action required as this update is for the Plan Commission's information.

**Good of the Order**

Lori Kosmatka noted:

- The Dryda porch variation from the last Plan Commission meeting was approved by Village Board. Staff was informed that Village Board felt this was a unique situation and generally in favor of these types of improvements, but did appreciate the Plan Commission's input and adherence to the code requirements and standards.
- Harmony Square and Teehans / Durbins: Teehans first floor will be open for the parade next Sunday, and the ribbon cutting will be March 17<sup>th</sup>. The Durbins ribbon cutting will be March 21<sup>st</sup>. Harmony Square is expected to open this June.

Regarding the zoning map update, COMMISSIONER MARAK noted that some parts of the country have no zoning (Houston, etc.). CHAIRMAN GRAY commented on his impression of Houston's design, and appreciates having some order and reason. Lori Kosmatka noted that our requirements stem from our state's requirements.

**Receive Comments from the Public**

None.

**Adjournment**

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting. COMMISSIONER GATTO seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. The meeting adjourned at 7:10 p.m.