



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

March 5, 2026

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Kallsen Conference Center located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on March 5, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 5, 2026, at 7:00 p.m.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioners: Trace Vandenberg, Vandenberg Construction, LLC (item 1)
Mike Kociolek, United Gymnastics Academy, LLC (item 2)
Katarzyna Orzechowski, DT Group, LLC (item 3)

Members of the Public: None

COMMUNICATIONS – Michael Coleman, Comm. Development Director introduced Mark Herman as the new Planning Manager.

APPROVAL OF THE MINUTES – Minutes of the January 15, 2026 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER GATTO made a motion to approve the minutes of the January 15, 2026 Plan Commission meeting. COMMISSIONER SEPESSY 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 5, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TRACE VANDENBERG – 9318 PLEASANT AVENUE – VARIATION FOR SECONDARY FRONT YARD SETBACK

Consider recommending that the Village Board grant Trace Vandenberg on behalf of Vandenberg Construction, LLC, a Variation from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to reduce the required Secondary Front Yard from 30 feet to 16.7 feet for the property located at 9318 Pleasant Avenue in the R-2 Single-Family Residential District.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Trace Vandenberg, Vandenberg Construction, LLC

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 SEPESSY. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Mark Herman, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner had no comments.

COMMISSIONER MARAK noted a preference that if there are homes like this in the area to change the regulations to address; other than that no questions or comments.

COMMISSIONER GATTO agreed with COMMISSIONER MARAK's comments.

COMMISSIONER SEPESSY had no comments to add.

COMMISSIONER HAMILTON noted the distance from the pavement in regard to the requested Variation.

CHAIRMAN GRAY concurs and notes the request meets the standards for a Variation; specifically with it being a corner lot the same size as the interior lots, the impact of meeting the minimum dwelling size, and the proposed home fitting with the character of the area.

CHAIRMAN GRAY asked if there are any other questions from the public. Hearing none, he entertained a motion to close the public hearing.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSY made a motion to **close** the public hearing. Seconded by COMMISSIONER MARAK. Voice vote. All in favor. Motion carried.

Mark Herman, Planning Manager, presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Variation to the Petitioner, Trace Vandenberg on behalf of Vandenberg Construction, LLC, from Section V.B. Schedule II of the Tinley Park Zoning Ordinance to reduce the required Secondary Front Yard from 30 feet to 16.7 feet for the property located at 9318 Pleasant Avenue in the R-2 Single-Family Residential District, consistent with the plans submitted and adopt the Findings of Fact as proposed in the March 5, 2026 Staff Report

COMMISSIONER GATTO seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY noted the Village Board meeting is anticipated for April 7, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 2: PUBLIC HEARING – UNITED GYMNASTICS ACADEMY – 6805 159TH STREET – SPECIAL USE FOR COMMERCIAL INDOOR RECREATION >3,500 SQUARE FEET

Consider recommending that the Village Board grant Linfu (“Frank”) Zhang of United Gymnastics Academy, LLC a Special Use to operate an Indoor Recreation Use greater than 3,500 square feet in area at 6805 159th Street in the B-2 (Community Shopping) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Mike Kociolek, United Gymnastics Academy, LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPASSY made a motion to open the public hearing, seconded by COMMISSIONER GATTO. 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.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner had no comments.

COMMISSIONER HAMILTON noted that the previous owner entity and the new owner entity were very similar.

The Petitioner, Mike Kociolek, was sworn in. He stated that a previous business partner had sold his equity stake in the company so ownership had to be transferred to a new legal entity. He said the company changed its ownership structure and updated the legal ownership entity across multiple locations.

CHAIRMAN GRAY asked if anyone from the public wished to speak on the item. None came forward.

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

Michael O. Whalen presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant a Special Use for Commercial Indoor Recreation (greater than 3,500 square feet) to the Petitioner, Linfu (“Frank”) Zhang of United Gymnastics Academy, LLC, in the B-2 Community Shopping Zoning District.

COMMISSIONER GATTO seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY noted the Village Board meeting is anticipated for April 7, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 3: PUBLIC HEARING – DT GROUP, LLC – 8201 183RD STREET SUITE K – SPECIAL USE FOR A CONTRACTOR’S OFFICE

Consider recommending that the Village Board grant Katarzyna Orzechowski of DT Group, LLC a Special Use for a Substantial Deviation from the Tinley Crossings Corporate Center PUD to allow for the operation of a contractor’s office at 8201 183rd Street, Suite K, in the M-1 PD (General Manufacturing; Tinley Crossings Corporate Center PUD) Zoning District.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: Katarzyna Orzechowski, DT Group, LLC

Members of the Public: None

CHAIRMAN GRAY introduced item #3.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER GATTO made a motion to open the public hearing, seconded by COMMISSIONER MARAK. 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.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner had no comments.

COMMISSIONER MARAK noted a discrepancy in the staff report relating to whether or not warehousing of items was part of the proposal.

Michael O. Whalen clarified that the Petitioner stated that they would use the space to store the businesses equipment, rather than materials like cabinets to be used on jobs.

CHAIRMAN GRAY asked if anyone from the public wished to speak on the item. None came forward.

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

Michael O. Whalen 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 a Special Use for a Contractor's Office and Shop in the Tinley Crossings Corporate Center PUD to the Petitioner, Katarzyna Orzechowski of DT Group, LLC at 8201 183rd Street, Suite K, in the M-1 PD (General Manufacturing, Tinley Crossings Corporate Center PUD) Zoning District.

COMMISSIONER SEPESSY seconded. Roll call vote. All were in favor (5-0). Motion carried.

CHAIRMAN GRAY noted the Village Board meeting is anticipated for April 7, 2026.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MARCH 5, 2026 REGULAR MEETING

ITEM 4: PUBLIC MEETING – ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2025.

Present Plan Commissioners: Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Eduardo Mani
Amanda Martinez
Edgar Montalvo

Village Staff: Michael Coleman, Comm. Development Director
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner
Michael O. Whalen, Associate Planner

Petitioner: None

Members of the Public: None

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

Lori Kosmatka presented the staff report. She noted the Plan Commission may provide comments and do a voice vote of recommendation for the item to go to Village Board.

CHAIRMAN GRAY asked the Commissioners if they had any comments. There were no comments. He asked for a voice vote on items to go to Village Board. All members stated aye (5-0).

The item was noted it is anticipated to go to Village Board meeting on April 7, 2026.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Community Development Director provided an update.

- 7 Brew Coffee - Anticipates opening in the first week of April. There had been a delay due to conflict with the underground electrical conduit servicing traffic signals and the sanitary line. Due to IDOT moratorium prevented any work until asphalt plants opened.
- Sportsdome – Going vertical soon, hopefully June; ComEd is out there this week to provide power which is needed to inflate the dome. Then the accessory support building with restaurant would be next. There is a potential paintball use in the smaller dome. Also getting interest for restaurants on 191st.
- McDonalds (Brookside Creek) – in the permit process, waiting for revised plans.
- Tru Hotel – Engineering, Fire Department, and Planning comments; when those are addressed permit can be approved.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:42 p.m.