



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

August 20, 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 August 20, 2026.

CALL TO ORDER – ACTING CHAIR SEPESSY called to order the regularly scheduled meeting of the Plan Commission on August 20, 2026, at 7:00 p.m.

Present Plan Commissioners: Lisa Albano
James Gaskill
Angela Gatto
Terry Hamilton
Edgar Montalvo
Acting Chair Steve Sepessy

Absent Plan Commissioners: Garrett Gray
Eduardo Mani
Andrae Marak

Village Staff: Peter Murphy, Village Attorney
Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioner: None

Members of the Public: None

COMMUNICATIONS – Mark Herman, Planning Manager, noted that in absence of Chairman Gray, we will need to nominate an Acting Chair. We will need a motion and a seconding of the motion with a roll call vote.

COMMISSIONER GATTO made a motion to nominate COMMISSIONER SEPESSY to serve as Acting Chair for August 20th meeting. COMMISSIONER HAMILTON seconded. Roll call vote. All in favor. Motion carried.

Mark Herman, Planning Manager, noted that regarding approval of minutes, the minutes were not sent out earlier, but they were sent out earlier this afternoon by email. He also noted we had hard copies printed.

APPROVAL OF THE MINUTES – Minutes of the July 16, 2026, Plan Commission meeting were presented for approval. ACTING CHAIR SEPESSY requested a motion to approve the minutes. COMMISSIONER GASKILL made a motion to approve the minutes of the July 16, 2026 Plan Commission meeting. COMMISSIONER HAMILTON seconded the motion. All were in favor. Motion carried.

ACTING CHAIR SEPESSY noted that tonight we will have training provided by Mr. Peter Murphy.

Village Attorney Peter Murphy introduced himself, and thanked the Commission for their time. He noted this training is being recorded, and may be of use to Commissioners not present tonight as well as for new Commissioners as they come onboard. He noted that there will be time for questions and answers at the end of the training presentation. He provided a presentation of Plan Commissioner training. Topics included:

- Village Code – The Plan Commission. Purpose, Powers, Duties – Include, but not limited to, preparation of a Comprehensive Plan (third party professional proposals, public hearings with recommendation, etc.).
- Village Code – The ZBA. Concurrent Membership as Zoning Board of Appeals – Authority is derived from state statute.
- Dual Roles – Dual Authority. Plan Commission and Zoning Board of Appeals. Public Hearings, Spot zoning, and appeals by any person “aggrieved by any officer, department, board, or bureau of the municipality”.
- Public Hearings & OMA. State statute, notices, agendas, minutes. Remote attendance permitted with rules and limitations.
- Conduct. Robert’s Rules of Order, Quorum, Following agenda, Public comment, Voting, Public hearing process.
- Chairman Duties.
- FOIA and Gift Ban Act
- Determination Procedure – ZBA. Variations, Special Use, PUDs.
- Additional Considerations. Variations vs. Special Uses, PUDs as Exceptions to Village Code, Role as Recommending Body, Takings vs. Municipal Authority
- Q&A.

COMMISSIONER HAMILTON asked about the status of the Comprehensive Plan

Mark Herman, Planning Manager, noted it is slow but ongoing. The plan has gone through some revisions but is still coming. The current plan is over 20 years old and is not helpful. In the near future when we get the new plan approved, it will be a tool for analysis by Staff and the Plan Commission.

COMMISSIONER HAMILTON noted it seems to be largely the main job of the Plan Commission.

Village Attorney Peter Murphy responded that it is a main job, but we sit as both for the Plan Commission and also the Zoning Board of Appeals. The ZBA was consolidated into the Plan Commission. We may just refer to this group as Plan Commission out of convenience, but they are equally important.

COMMISSIONER GATTO commented on who was on the Commission at the time of the consolidation.

Village Attorney Peter Murphy noted that a Plan Commission may only meet once every 20 years so it may be helpful to consolidate.

ACTING CHAIR SEPESSY asked a procedural question regarding remote attendance. He asked how it typically works.

Village Attorney Peter Murphy responded that prior to a meeting, one could request to attend remotely. State statute limits to only one at a time, and must be heard vocally and hear the meeting vocally. It can also be visually such as a Teams meeting. But if there are problems with IT (technology) then they cannot attend. Once we confirm the audio, we can would do a normal roll call vote. If the Chairman is not present, we would vote on allowing the Chair to attend remotely.

ACTING CHAIR SEPESSY recalled about a year ago there was a situation where we were short on quorum.

Mark Herman, Planning Manager, said he heard that you still need a physical quorum.

Village Attorney Peter Murphy agreed and confirmed you cannot operate without a quorum. He would not recommend having a meeting if a quorum is not present. There could be a problem if the remote call drops. You have to vote as a quorum.

Mark Herman, Planning Manager, also noted the Village Code states there must be a bonafide reason.

Lori Kosmatka, Senior Planner, noted the code states reasons of personal illness, employment, or family or other emergency. She also believed there is a limitation of three times a year.

Village Attorney Peter Murphy stated he didn't know what the penalties are for some.

Mark Herman, Planning Manager, reiterated the concern if a remote call is used to get quorum and then the call drops. We may not even know this happens for some time.

Village Attorney Peter Murphy noted sometimes the technology also may make it hard to hear especially if multiple people talk at once.

COMMISSIONER HAMILTON stated one of the more interesting points tonight is that the Trustees need to have a super majority to overrule. He asked what the super majority number would be.

Village Attorney Peter Murphy responded that the Plan Commission in this case puts the burden on the Board if you go against what their desires are. He stated super majority should be 2/3 in Illinois if overturning the recommendation of a zoning board. Regarding regular majority he said it's not the majority of the quorum but it should be the majority of the number of members. So if we have 9 members, a majority really is 5 positive votes. So if someone doesn't votes this way or against, then we really have not made the recommendation because the majority of the board hasn't voted. He noted abstentions count toward a positive vote. They do not count as a negative. They are neutral. They count toward a quorum and a positive vote.

COMMISSIONER HAMILTON stated there is one function that doesn't go to the Board. He thought it was something on the map.

Village Attorney Peter Murphy responded that was the one he talked about. It is for an appeal from a decision by Staff about a zoning or building issue.

Mark Herman, Planning Manager, responded we have approval for Site Plan & Architectural process. It's an item that probably should also go to the Board. That's a potential code change we may explore in the future. It is odd because Site Plan Architectural review only comes to the Plan Commission if it's attached to some other request. It stops with you, but the other request goes to the Board. Site Plan Architecture is holistically part of the request. He has worked in other municipalities with a different process.

Village Attorney Peter Murphy clarified that under state statute, we are only authorized on, unless the Village makes another code variation, is to hear denials on these issues like zoning and variances. Staff has some latitude. If staff denies one, the Petitioner can come to us.

Good of the Order

Mark Herman, Planning Manager, provided the following updates:

- Village Board approved the Gas N Wash PUD change and the Crisis Center Special Use Permit request.
- Fifth Third Bank – They are looking to open December 1st.
- Sportsdome – It went down due to the storm in late July. The tentative date to get it back up is November 1st.

ACTING CHAIR SEPESY asked about what caused the dome to go down, understanding there was devastating weather.

Mark Herman, Planning Manager, responded that he doesn't know the exact specifics, other than it wasn't totally complete. Occupancy hadn't been granted yet, so it wasn't finalized. It may have had to do with structural support aspects not being completely done yet. He noted he does not have all the details, and that Director Coleman acting as the Building Official would have had more involvement.

Receive Comments from the Public

There were no comments from the public.

Adjournment

ACTING CHAIR SEPESY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER GATTO seconded the motion. Voice vote. All were in favor. The meeting adjourned at 8:08 p.m.