



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

June 12, 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 June 12, 2025.

CALL TO ORDER –ACTING CHAIRPERSON GATTO called to order the Special Meeting of the Plan Commission on June 12, 2025 at 7:00 P.M.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: Acting Chairperson Angela Gatto
 Eduardo Mani
 Andrae Marak
 Edgar Montalvo
 Steve Sepessy

Absent Plan Commissioners: James Gaskill
 Garrett Gray
 Terry Hamilton
 Amanda Martinez

Village Staff: Jason Engberg, Planning Manager
 Lori Kosmatka, Associate Planner

Guests: Siraj Asfahani – The Lakota Group
 Alexis Stein – The Lakota Group
 Ken Shaw, Village Trustee

Petitioners: None

Members of the Public: None

Jason Engberg, Planning Manager, gave orientation to the workshop. Materials were sent out and this is the last steering committee for the draft of the plan as part of the phased pieces. The next meeting is anticipated to be a joint meeting when the actual, full plan is drafted with all the pieces put together. He explained the piece being discussed tonight is for the opportunity sites. They are sites found that throughout the next ten year horizon of the plan might be ripe for redevelopment. We have taken existing conditions and feedback from the community to create strategies, themes,

and goals, and the proposed opportunity site designs are an illustration of these opportunity sites. They are not hard and fast rules. They are not the only areas that are going to see redevelopment.

Alexis Stein of The Lakota Group introduced an overview of opportunity sites. She then presented each opportunity site, identifying location, existing conditions, development goal, and concept design. Some sites had an additional concept design. The sites included:

- 191st Street & 80th Avenue (northeast corner)
- LaGrange Road & 183rd Street
- Convention Center
- Sayre & 179th Street
- Park Center Plaza
- Creekwalk
- Oak Park Avenue & 191st Street
- Oak Park Avenue & 170th Street

Ken Shaw noted most sites had multiple concepts. He asked if the output was intended to be selection of a concept, or if the plan will have the multiple concepts to give us options as we develop over time. He asked if the concepts of these have market feasibility.

Jason Engberg noted that some sites had even more concepts which were narrowed down through Village interdepartmental staff review and SB Friedman's review. The resulting multiple concepts presented here are intended to be shown like this to provide flexibility.

Alexis Stein clarified that we were having touchpoints with SB Friedman to help ensure these concepts are aligned with the market (avoiding market oversaturation, etc.). Lakota will reference long-term viability in the plan.

After each concept site was presented, meeting attendees provided feedback.

Alexis Stein went over the next steps. Lakota will regroup and go over what was discussed tonight, and how they will be addressed. Lakota will then provide a complete full draft of the plan, which will come to the Village for review and adoption.

COMMISSIONER SEPESSY made a motion to adjourn the meeting. COMMISSIONER MONTALVO seconded the motion. ACTING CHAIRPERSON GATTO requested a voice vote; all were in favor. She declared the meeting adjourned at 8:52 P.M.