



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

January 15, 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 January 15, 2026.

CALL TO ORDER –ACTING CHAIR MARTINEZ called to order the regularly scheduled meeting of the Plan Commission on January 15, 2026, at 7:10 p.m.

Present Plan Commissioners: James Gaskill
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Acting Chair Amanda Martinez
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: Garrett Gray

Village Staff: Michael Coleman, Comm. Development Director
Lori Kosmatka, Senior Planner

Petitioners: Dan Miletic, RA Smith (item 1)

Members of the Public: Patricia Gregor

COMMUNICATIONS – Lori Kosmatka, Senior Planner, noted tonight the visual feed on the monitors is unavailable, but noted that everyone in attendance has a copy of the staff report.

APPROVAL OF THE MINUTES – Minutes of the December 18, 2025 Plan Commission meeting were presented for approval. ACTING CHAIR MARTINEZ requested a motion to approve the minutes. COMMISSIONER GASKILL made a motion to approve the minutes of the December 18, 2025 Plan Commission meeting. COMMISSIONER MONTALVO 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 JANUARY 15, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – HELEN KELLER ELEMENTARY SCHOOL – 16227 EVERDON DRIVE & 7846 163RD STREET – SUBDIVISION/CONSOLIDATION AND REZONING MAP AMENDMENT

Consider recommending that the Village Board Dan Callaghan on behalf of Kirby School District 140 a Rezoning / Map Amendment at 16227 Everdon Drive from the R-3 (Single-Family Residential) to R-4 (Single-Family Residential) Zoning District, and a Plat of Subdivision to consolidate 16227 Everdon Drive with the existing Helen Keller Elementary School at 7846 163rd Street.

Present Plan Commissioners: James Gaskill
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ACTING CHAIR MARTINEZ introduced item #1.

COMMISSIONER SEPESSY made a motion to open the Public Hearing. COMMISSIONER GASKILL seconded. Voice vote. All in favor. Motion carried.

ACTING CHAIR MARTINEZ noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

ACTING CHAIR MARTINEZ invited the Petitioner to speak.

Dan Miletic of RA Smith was sworn in. He noted the school is very excited for this, and are already under construction for their building addition located behind the existing school. The kids used to

play in this area. He stated the addition brings something new to the students with modern amenities to serve its growing population. He noted the Village has been fantastic to deal with in terms of being upfront with any site challenges and working with the school. He said he is available for any questions.

ACTING CHAIR MARTINEZ said she would like to split this into two topics. She asked if there was any questions on the lot consolidation. Hearing none, she stated we will move onto the rezoning request.

COMMISSIONERS GASKILL, SEPESSY, MONTALVO, MARAK, and MANI had no comment.

COMMISSIONER HAMILTON noted occasionally things come to the Plan Commission that are settled at the Plan Commission, and do not require the Village Board to approve. He speculated that these are not these kind of issues.

Lori Kossmatka, Senior Planner, confirmed. She stated Plan Commission has final authority for Site Plan/Architecture, meanwhile for other types of items the Plan Commission makes a recommendation vote for Village Board. She noted that the Village Board will consider all items in addition to the rezoning and plat, including the IGA which coordinates everything, as well as all the other documents.

Michael Coleman, Community Development Director, added that this requires Board approval with a land transfer.

ACTING CHAIR MARTINEZ asked for confirmation that this project does not involve the property to the north serving as detention.

Lori Kosmatka, Senior Planner, confirmed yes. She noted there is a large detention north of parcels 1 and 2. This project does not touch that detention.

ACTING CHAIR MARTINEZ asked if the property would also be compliant under the R-3 zoning, and if there was consideration for the R-3 zoning.

Lori Kosmatka, Senior Planner, noted the school property is already R-4. You could either rezone the smaller, vacant parcel, or else you could rezone the existing school. Surrounding zoning includes R-3 to the west and R-4 to the east. We chose to rezone the property that is vacant versus one that is developed.

Michael Coleman, Community Development Director, added the property shares a contiguous property line. We discussed it and felt it made sense to just have it all R-4 as one, consolidated parcel.

ACTING CHAIR MARTINEZ thanked Staff for the explanation. She did not have any further questions. She asked if anyone from the public wishes to speak on this matter.

Patricia Gregor approached the podium and stated her name. She noted she lives behind the school. She asked what the intention is for parcel 2. She asked if they are putting up a bus lane and if anything is going to change with the landscape, or if they just need to consolidate it. She asked what the purpose of that land use is.

Dan Miletic of RA Smith responded. He noted site plans were shared with the Village. Off Everdon Drive there are going to be two new curb cuts with access driveways which will serve a bus lane in up to the school building's sidewalk immediately west of the school building. It will drop kids off there in a one-way loop go back onto Everdon Drive. The idea is to get the buses out of the south parking lot which is currently very overcrowded. With the new bus lane, there will also be a blacktop play area for the kids to play in. There will be new trees planted. Every tree that is being removed as part of the new paving will be replaced along Everdon Drive. The only other improvement being made within parcel 2 is the addition to the school is that it is getting a new sanitary service lateral that is connecting out to the public sanitary main on Everdon Drive so that will run through parcel 2. Thus to simplify there are two driveways and trees.

ACTING CHAIR MARTINEZ asked if there are any other questions from the public. Hearing none, she entertained a motion to close the public hearing.

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

Lori Kosmatka, Senior Planner, presented the standards for approval. She added that for rezoning requests, which are not common, the Village uses a set of standards called the LaSalle Factors.

ACTING CHAIR MARTINEZ requested a motion for the Plat.

COMMISSIONER GATTO made a motion to recommend that the Village Board grant approval to the Petitioner Dan Callaghan on behalf of Kirby School District 140, Final Plat Approval for the Final Plat of Subdivision of Helen Keller Elementary School Subdivision dated December 19, 2025, subject to the following condition:

1. The Final Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.

COMMISSIONER MANI seconded. Roll call vote. All were in favor (8-0). Motion carried.

ACTING CHAIR MARTINEZ requested a motion for the Rezoning / Map Amendment.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant the Petitioner, Dan Callaghan on behalf of Kirby School District 140, a Map Amendment (Rezoning) from the R-3 (Single-Family Residential) zoning district to the R-4 (Single-Family Residential) Zoning District for the existing property at 16227 Everdon Drive, as consolidated with 7846 163rd Street, and adopt the Findings of Fact as listed in the January 15, 2026 staff report.

COMMISSIONER GATTO seconded. Roll call vote. All were in favor (8-0). Motion carried.

ACTING CHAIR MARTINEZ noted the item would go before the Village Board

Lori Kosmatka, Senior Planner, noted the Village Board meeting yet to be confirmed, is anticipated for February 3rd, but this is dependent upon the other agreements that the District and the Village are currently working on.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Michael Coleman, Community Development Director provided an update.

- Planning Manager - We have hired a new Planning Manager. This individual will be starting in the next couple of weeks and we look forward to having this individual on board. It will be good for Lori, Michael, and Walt have someone with the integrity and education requirements which this individual has.
- Projects - We have some good projects coming through. It will be a busy summer, and we will be seeing a lot of work in the next 2-3 years.
- Sportsdome - Sportsdome will be proceeding with their full support building which is an 18,000 structure that will be going up around February going vertical. They have the foundation and utilities in. They are still awaiting to get ComEd approval out there, and are working through that. We are anticipating the dome to go up in Spring or late Spring, operational with temporary toilet facilities which will meet plumbing code requirements. We anticipate to have the full support building in August. This will be exciting for that area.
- Magnuson – We have nothing more to report. Finance issues are still being worked through. He will be having another meeting with the architect to see what other options we can help them with. He does not want to sacrifice the safety of that building to produce a less costly building. We will see what we can do with them to hopefully get that project through and finalized soon.

Adjournment

ACTING CHAIR MARTINEZ requested a motion to adjourn the meeting.

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