



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

March 19, 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 19, 2026.

CALL TO ORDER –CHAIRMAN GRAY called to order the regularly scheduled meeting of the Plan Commission on March 19, 2026, at 7:00 p.m.

Present Plan Commissioners: Chairman Garrett Gray
Terry Hamilton
Andrae Marak
Edgar Montalvo
Steve Sepessy

Absent Plan Commissioners: James Gaskill
Angela Gatto
Eduardo Mani
Amanda Martinez

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

Petitioners: Lisa Fontana, Live Nation Worldwide, Inc. (item 1)
Courtney Rourke, Live Nation Worldwide, Inc. (item 1)
Erin Moore, Simon Design Group (item 2)
Dan McMillan, Rizza Buick GMC Cadilla, Inc. (item 2)

Members of the Public: None

COMMUNICATIONS – Mark Herman, Planning Manager, noted there are no communications.

APPROVAL OF THE MINUTES – Minutes of the March 5, 2026 Plan Commission meeting were presented for approval. CHAIRMAN GRAY requested a motion to approve the minutes. COMMISSIONER SEPESSY made a motion to approve the minutes of the March 5, 2026 Plan Commission meeting. COMMISSIONER HAMILTON 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 19, 2026 REGULAR MEETING

ITEM 1: PUBLIC HEARING – LIVE NATION WORLDWIDE, INC. – CREDIT UNION 1 AMPHITHEATER AT 19100 RIDGELAND AVENUE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE I-80 WORLD MUSIC CENTER PLANNED UNIT DEVELOPMENT; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Lisa Fontana on behalf of Live Nation Worldwide, Inc. a Special Use for a Substantial Deviation to the I-80 World Music Center Planned Unit Development at the Credit Union 1 Amphitheater located at 19100 Ridgeland Avenue, within the ORI (Office Restricted Industrial) zoning district. The granting of this request will allow for construction of festoon lighting within the plaza areas. Site Plan/Architectural approval will also be considered.

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: Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioner: Lisa Fontana, Live Nation Worldwide, Inc.
Courtney Rourke, Live Nation Worldwide, Inc.

Members of the Public: None

CHAIRMAN GRAY introduced item #1.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER SEPESSY made a motion to open the public hearing, seconded by COMMISSIONER HAMILTON. CHAIRMAN GRAY requested a voice vote; all were in favor. Motion carried.

CHAIRMAN GRAY noted the proof of publication.

Lori Kosmatka, Senior Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioner to speak.

The Petitioner, Lisa Fontana, was sworn in. She identified herself as the Construction Manager for the Credit Union 1 amphitheater in Tinley Park. She noted the property has looked the same for a long time. The Amp 2.0 project will focus on the outside of the pavilion areas where customers can get food and drinks away from the stage. She stated we have to be mindful of the lighting we do there, bright enough for safety to move around, but with respect to neighbors and the artists. She referenced studies have been done at their company regarding line of sight for both guests and artists so there are no distractions for them. The location of the proposed location of the lights is important because they are centralized in an area that is otherwise dark. There is no ceiling to install lights, and spotlights would be too distracting for the artists. Thus the soft lights provide enough for guests to see while providing a desired vibe, while not creating light pollution for the artists. She presented a video on-screen showing similarly installed lights in a recently completed project at Hollywood Casino.

CHAIRMAN GRAY asked the Commissioners if they have any questions or comments.

COMMISSIONERS MONTALVO AND SEPESSY had no comment.

COMMISSIONER HAMILTON asked why this item is coming as an Exception.

Lori Kosmatka responded that it is due to the uplighting. She clarified that the code requires lights be rated "U0". Additionally, the code states that festoon lights for special events may be discretionally approved by the Zoning Administrator. The Community Development staff reviewed these code excerpts and determined this would require relief to the code.

COMMISSIONER HAMILTON noted this was not a special event, but rather ongoing.

The Petitioner, Lisa Fontana, noted the lights will be turned off after curfew for all of our shows, and will not be left on.

COMMISSIONER MARAK stated he had two questions. He stated one question was about the size of the walls around the property, if that would block some of the light from other areas. He acknowledged it is pretty far from other areas, but noted we have previously talked about one of these nearby areas, as a new PUD. He stated the other question is that these things [festoon lights] are often used in outdoor spaces for bars and restaurants, but here in Tinley Park, if that is not an acceptable use. He stated he has run restaurants in Milwaukee and had these.

Lori Kosmatka responded at this time it is not allowed by our current code. She noted that in the future that could be something that could be changed, but with these types of lights, there may be concerns of light spillover to immediately adjacent neighbors, as it relates to foot candles and height of the light. She noted this may be intrusive in some situations, and reiterated as it currently stands, festoon lighting is not permitted by-right.

COMMISSIONER MARAK asked about the other question, what the size of the walls around it are.

The Petitioner, Lisa Fontana, responded that the property is about 100 acres, and the actual facility is centralized, thus there is some distance. She also noted the site is built-up in the middle. She explained there is the huge stage roof that blocks it completely on one side. She added that the pavilions themselves are set up with little structures for food, drink, and merchandise around them. By having lights in the middle, you would not be able to see them from any side.

COMMISSIONER MARAK asked if the walls are higher than the lights are hung, or if it is just because of the distance.

The Petitioner, Lisa Fontana, responded it was the distance mostly. She noted we have fences, some are wooden, but not like retaining walls.

Another representative of the Petitioner, Courtney Rourke, was sworn in. She identified herself as General Manager. She clarified the property is surrounded by gates that are about 16 feet high, and in between each gate, there are buildings on each side. She stated what would prevent you from seeing the lights would be like the restroom building on the south side, which is taller than the festoon lighting. She noted there is building-gate-building-gate throughout the property, thus it would be difficult to see the lighting. She confirmed they would be on for the event, and turned off at the end of the night, and at no point in time would the lights be on if they were not having an event. She added that at that time, our parking, building, and plaza lights would be on, so you would not be able to distinguish the festoon lighting from all of the other lighting that is already at the amphitheater.

CHAIRMAN GRAY stated he agreed and noted he has patroned a lot of events there over the years. He acknowledged the facility does need a facelift. He noted it is out in an area that is not populated, though there is some plans to populate, but it would be businesses, not homes. If you have them turned on when daylight begins to dwindle, it would be like around 8pm in the summer, and usually musicians would be out by about 11pm by code. He stated he feels the festoon lights look appropriate, are needed due to dark spots there, and it looks nice. He has no problems with it. He asked if there are any other comments. Hearing none, he noted the Petitioners could take a seat.

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

Lori Kosmatka presented the standards for approval.

CHAIRMAN GRAY requested a motion for the Special Use.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner, Lisa Fontana, on behalf of Live Nation Worldwide, Inc., a Special Use for a Substantial Deviation to the I-80 World Music Center Planned Unit Development to allow for construction of

festoon lighting at the Credit Union 1 Amphitheater at 19100 Ridgeland Avenue within the ORI-PD (Office Restricted Industrial, I-80 World Music Center) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the March 19, 2026 Staff Report.

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

CHAIRMAN GRAY requested a motion for the Site Plan/Architectural Approval.

COMMISSIONER SEPESSY made a motion to grant the Petitioner, Lisa Fontana, on behalf of Live Nation Worldwide, Inc., Site Plan and Architectural Approval to allow for construction of festoon lighting at the Credit Union 1 Amphitheater at 19100 Ridgeland Avenue within the ORI-PD (Office Restricted Industrial, I-80 World Music Center) Zoning District, in accordance with the plans submitted in the March 19, 2026 Staff Report, subject to the following condition:

- 1. Approval is subject to approval of the requested Special Use Permit by the Village Board.*

COMMISSONER HAMILTON 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 19, 2026 REGULAR MEETING

ITEM 2: PUBLIC HEARING – RIZZA BUICK GMC CADILLAC, INC. – 8425 W. 159TH STREET – VARIATIONS REGARDING BUILDING MATERIAL REQUIREMENTS AND FRONT YARD SETBACK; SITE PLAN & ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Simon Yu (Simon Design Group, LLC) on behalf of Rizza Buick GMC Cadillac, Inc. Variations to Section V.C.7.F. and Section V.C.7.G. of the Zoning Ordinance to allow building façades to be below the required minimum 75% of face brick and masonry requirement and for facades to be constructed with more than 15% of an alternate building material; and a Variation to Section V.B. Schedule II of the Zoning Ordinance to reduce the required front yard setback from 50’ to 47’; on the property at 8425 W. 159th Street in the B-5 Automotive Service Zoning District. Site Plan/Architectural approval will also be considered.

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: Mark Herman, Planning Manager
Lori Kosmatka, Senior Planner

Petitioner: Erin Moore, Simon Design Group (item 2)
Dan McMillan, Rizza Buick GMC Cadilla, Inc. (item 2)

Members of the Public: None

CHAIRMAN GRAY introduced item #2.

CHAIRMAN GRAY requested a motion to open the public hearing. COMMISSIONER HAMILTON made a motion to open the public hearing, seconded by COMMISSIONER MONTALVO. 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. Erin Moore added some clarification regarding the angled parking in the front of the building; they will be spaced differently to avoid conflicts with light poles.

COMMISSIONER MARAK inquired about the other automotive dealers with metal panels and when they were approved. Staff did not have exact dates, but they were before the regulation was changed from being a building code regulation to a zoning regulation (so they did not require zoning variations). 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 HAMILTON noted the existing front setback nonconformity; staff did not locate any approved variation for this.

COMMISSIONER SEPESSY inquired about the materials and if the fire department approved. Erin Moore noted for a different project in Chicago, which has stricter fire regulations, the material met those requirements. Staff noted they were in for permit, and the fire department had not noted a concern about the material. Erin Moore also noted for the use the fire code does not require fire resistance rating for the exterior.

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

COMMISSIONER MONTALVO had no comments to add.

CHAIRMAN GRAY inquired if samples were available as indicated in the submittal. They were not provided. CHAIRMAN GRAY further noted it issues with something being strictly prohibited but the location on the block were all the neighbors have it. What is proposed fits. The front setback request is minimal and reasonable.

COMMISSIONER MARAK further noted that for automotive dealers, which are all in a certain area, if these materials are common staff should look at and address.

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 MONTALVO 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 for the Variation and for the Site Plan.

CHAIRMAN GRAY requested a motion for the Variation.

COMMISSIONER MONTALVO made a motion to recommend that the Village Board grant the Petitioner Variations from Section V.C.7.F. and Section V.C.7.G. of the Zoning Ordinance to allow building façades to be below the required minimum 75% of face brick and masonry requirement and for facades to be constructed with more than 15% of an alternate building material; as well as a Variation to Section V.B. Schedule II of the Zoning Ordinance to reduce the required front yard setback from 50' to 47'; for the property at 8425 W. 159th Street in the B-5 Automotive Service Zoning District, in accordance with the plans submitted in the March 19, 2026 staff report.

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

CHAIRMAN GRAY requested a motion for the Site Plan / Architectural approval.

COMMISSIONER HAMILTON made a motion to grant the Petitioner Site Plan Approval for the construction a 1,300 sq. ft. addition and remodel of the existing automotive dealership building on the property at 8425 159th Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the March 19, 2026 staff report, subject to the following conditions:

1. Signage to be reviewed for compliance with applicable sign regulations by staff.

COMMISSONER 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.

Receive Comments from the Public

There were no comments from the public.

Good of the Order

Mark Herman, Planning Manager provided an update.

- 7 Brew Coffee – time frame has changed due to complications working with IDOT, now looking to open mid to late May.
- Fifth Third Bank (16061 S. Harlem) – permit just issued for the project yesterday/
- Gas N Wash – in the Brookside Creek development; received application for PUD amendment to incorporate the corner parcel.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER MONTALVO made a motion to adjourn the meeting. COMMISSIONER HAMILTON seconded the motion. Voice vote. All were in favor. The meeting adjourned at 7:58 p.m.