



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

September 21, 2023

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 September 21, 2023, 2023.

CALL TO ORDER – ACTING CHAIR GATTO called to order the Regular Meeting of the Plan Commission for September 21, 2023 at 7:00 p.m.

Jason Engberg, Planning Manager, called the roll.

Present Plan Commissioners: Acting Chair Angela Gatto
Steve Sepessy
Terry Hamilton
James Gaskill
Eduardo Manu
Kehla West

Absent Plan Commissioners: Chairman Garrett Gray
Andrae Marak
Kurt Truxal

Village Officials and Staff: Jason Engberg, Planning Manager
Michael Coleman, Building Official
Jarell Blakey, Management Analyst

Petitioners:

Members of the Public:

COMMUNICATIONS – None

APPROVAL OF THE MINUTES - Minutes of the September 7, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER, seconded by COMMISSIONER to approve the September 7, 2023 minutes. ACTING CHAIR GATTO asked for a voice vote; all were in favor. She declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 21, 2023 REGULAR MEETING

ITEM 1: PUBLIC HEARING – WEST POINT AT HAMRONY SQUARE, 67TH CT. & NORTH ST. SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, and Variations for the mixed-use development West Point at Harmony Square. A Text Amendment to the Zoning Ordinance is also proposed to facilitate the development by relocating a segment of the “Street-Level Commercial Required” designation in the Legacy Downtown Core Regulating Plan. The project includes a five-story mixed-use building on North Street with commercial space on the first floor and 63 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners: Acting Chair Angela Gatto
Steve Sepessy
Terry Hamilton
James Gaskill
Eduardo Manu
Kehla West

Absent Plan Commissioners: Chairman Garrett Gray
Andrae Marak
Kurt Truxal

Village Officials and Staff: Jason Engberg, Planning Manager
Michael Coleman, Building Official
Jarell Blakey, Management Analyst

Petitioners: None

Members of the Public: None

ACTING CHAIR GATTO introduced Item 1.

COMMISSIONER TRUXAL made a motion to open and continue the public hearing on this item to the regularly scheduled October 5th Plan Commission meeting. COMMISSIONER GASKILL seconded the motion. ACTING CHAIR GATTO asked for a voice vote; all were in favor. She declared the motion carried and opened and continued the October 5th public hearing.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE SEPTEMBER 21, 2023 REGULAR MEETING
ITEM 2: PUBLIC HEARING – TINLEY BOWL – CONCESSIONS BUILDING ADDITION – 7601 183RD STREET – SPECIAL USE, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Cassie Beno on behalf of Tinley Bowl a Special Use for a Substantial Deviation of the Hickory Creek Business Center for the development of a concessions building and athletic courts at 7601 183rd Street. Site Plan/Architectural Approval is also being considered at the meeting.

Present Plan Commissioners: Acting Chair Angela Gatto
Steve Sepessy
Terry Hamilton
James Gaskill
Eduardo Manu
Kehla West

Absent Plan Commissioners: Chairman Garrett Gray
Andrae Marak
Kurt Truxal

Village Officials and Staff: Jason Engberg, Planning Manager
Michael Coleman, Building Official
Jarell Blakey, Management Analyst

Petitioners: None

Members of the Public: None

CHAIR GATTO introduced Item 2.

Jason Engberg, Planning Manager explained to the commission that the petitioner requested to continue this item to the regularly scheduled October 19 Plan Commission meeting.

A commissioner made a motion to open and continue the public hearing; The motion received a second. CHAIR GATTO asked for a roll call vote; all were in favor. She declared the motion carried and continued the public hearing to the October 19 regularly scheduled Plan Commission Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 21, 2023 REGULAR MEETING

**ITEM 3: PUBLIC HEARING – 9306 WALNUT LANE ACCESSORY STRUCTURE –
9306 WALNUT LANE – VARIATION APPROVAL**

Consider recommending that the Village Board grant Mahmoud Abuhamdeh (Petitioner) Variations from Section III of the Tinley Park Zoning Ordinance to increase the maximum floor area of an accessory structure and to increase the maximum width of an accessory structure within the R-2 (Single-Family Residential) Zoning District. The Petitioner is proposing to erect a canopy and paver patio in the required rear yard at 9306 Walnut Lane.

Present Plan Commissioners: Acting Chair Steve Sepessy
Angela Gatto (Recused)
Terry Hamilton
James Gaskill
Eduardo Manu
Kehla West

Absent Plan Commissioners: Chairman Garrett Gray
Andrae Marak
Kurt Truxal

Village Officials and Staff: Daniel Ritter, Community Development Director
Jason Engberg, Planning Manager
Michael Coleman, Building Official
Jarell Blakey, Management Analyst

Petitioners: Mahmoud Abuhamdeh, Owner of 9306 Walnut Lane

Members of the Public:

CHAIR GATTO introduced item 3 then introduced a motion to recuse herself from the proceedings and allow COMMISSIONER SEPESSY to act as chair of the meeting. COMMISSIONER GASKILL seconded the motion. The motion carried by way of a unanimous roll call vote.

CHAIR SEPESSY certified the publication of item 3 in the local newspaper in accordance with state law. Then invited staff to give their presentation.

CHAIR SEPESSY entertained a motion to open the public hearing for item #3. COMMISSIONER WEST made the motion, COMMISSIONER HAMILTON seconded. The motion was declared

carried via unanimous voice vote.

Jason Engberg, Planning Manager presented the staff report.

CHAIR SEPESSY swore in all members of the public wishing to speak on the matter.

Andrea Beloit noted concerns with the development due to the fact that the project was done without the necessary permitting and work was continued during the issuance of a stop work order. She continued to note that if the proposed variances are approved without the petitioner going through the necessary zoning process prior to construction it would be setting a dangerous precedent. Andrea concluded by raising concerns with drainage as a result of the project.

Susan Arvance began her commentary by stating her proximity to the project and provided a description of the project from her point of view noting that the petitioner has constructed an outdoor kitchen with multiple gas grills, a warming shelter, a large screen television, and improperly placed utilities have been supplied to these items. Susan then asked if there was a requirement to provide a plat of survey during the building permitting process.

Jason Engberg responded that the petitioner did submit a plat of survey with the project.

Susan then asked about the proximity of the gas lines ran to the project noting concerns with potential overloading of the utility lines as placed. Susan continued to note that the construction of this project has caused her to have diminished use of her yard due to nuisances that have accompanied the construction of the project specifically noting noise concerns from the television and lighting disturbances from the lights in the pavilion. She continued to note that the project was built outside of Village standards referencing the height of the structure against the shed in her rear yard which stands at 15 feet, 3 feet below the 18-foot code for accessory structures. Susan then noted concerns with the construction of the project in regards to the durability of the pavilion and asked if the project has been inspected.

Mike Coleman, Building Official answered that a rough building inspection has been completed and clarified that it is an enclosed roofed structure which has requirements that are specified in span tables that the Village uses. He continued to note that the drawings that were received were less than desirable to be approved due to the load that the structure is bearing. Mike noted that there are ways to address the load bearing concerns on the project that can be used depending on the outcome of the Plan Commission and Village Board meeting. Mike explained to Susan that if the project is approved, the Building Department will work with the petitioner to make any necessary corrections and if the project is denied, the Building Department will begin enforcement procedures in accordance with the municipal code.

Susan commented that she is strongly opposed to the proposed project and feels that variances should not be granted when the variance will negatively impact other neighbors in the region. She continued to note that due to the construction of the project she can no longer utilize her property as she wishes to due to noise and light complaints. Susan continued by addressing concerns with improper drainage of waste water from the project's outdoor kitchen in the Village storm sewer.

COMMISSIONER WEST asked Susan if the drainage was going into a street gutter or a manhole.

Susan confirmed that the drainage was going into the storm sewer in the drainage easement.

COMMISSIONER WEST asked Susan to clarify the current drainage materials on the project.

Susan confirmed that the petitioner installed PVC Piping that is connected to the outdoor sink on the patio. She then noted the presence of an unpleasant odor that is coming from the improper drainage on the project. Susan continued her commentary by citing the zoning code, informing the commission that residences in the Village are only allowed one accessory structure and the construction of this project is a violation due to the petitioner having a shed as the principal accessory structure. She then noted a concern with flooding in her rear yard due to the construction of this project.

CHAIR SEPESSY commented that the commission hears her concerns and understands the issues that she has.

Susan concluded her commentary by citing that the project is beyond the 34% lot coverage requirement.

A member of the public commented that she has been through the zoning entitlement process and was previously denied although the proposed project was to address an ADA concern. She continued to note that she lives near Bulldog Field so she sympathizes with the concerns of Susan Arvance in regards to noise complaints. She concluded her commentary by saying that the petitioner should not be granted a variance due to the lack of conformance to the stop work order and lack of uniformity to the neighborhood.

CHAIR SEPESSY swears in Mahmoud Abuhamdeh, petitioner and owner of 9306 Walnut Lane.

Mahmoud Abuhamdeh began his commentary by stating that he and his team submitted the appropriate documentation for the proposed project. He then explained that he built the entire patio/pavilion structure due to safety concerns for his children. He continued by stating that the gas lines in the project were approved and admitted that he was unaware of the need for a permit if electrical work was being completed by the homeowner and then he proceeded to apply for the permit. Mahmoud continued by stating that the footprint of the project is the same as the previous pool and deck that he had in the yard. He then noted that Susan is the only neighbor that has complained about the structure and that the structure was built to code.

Mahmoud continued his commentary by stating that he did not ignore a stop work order but that he was out of town and the company that did the work utilized a workforce of individuals who do not speak English fluently. This issue caused a breakdown in communication that led to the continuing of work during the stop work order. Mahmoud also commented that once he was aware of the situation he informed the crew to stop working but wanted to do so at a point that was safe to do so. Mahmoud stated that at the time he was aware of the stop work order the roof was incomplete and implied that stopping at this point would be unsafe.

2 grills – Tracer wire (58:30)

Mahmoud Abuhamdeh noted that he has attempted to work with his neighbor Susan to address any concerns she may have specifically mentioning that he is willing to turn off lights and mitigate excess noise. He continued by stating that the work he has been doing on the project has been minimal and does not produce excess noise.

Mahmoud Abuhamdeh then addressed the drainage concern that was mentioned by Susan. He stated that there has been a drainage issue on his property since he first purchased it and the structure is not the cause of the excess water pooling in the drainage easement. He concluded his commentary by stating that all work done is up to code.

CHAIR SEPESY opened the floor up to questions from the commissioners.

COMMISSIONER WEST asked if gas companies are allowed to install gas lines in opposition to Village code.

Mike Coleman clarified that the gas company does not install gas lines, all they provide is service to the meter. Anything beyond the meter is private contract. He continued to note that the Village plumbing inspector noticed the gas line when inspecting a different part of the project and noted the supply lines were undersized for the proposed use and that inspections for this project are currently incomplete as the project is still in review.

COMMISSIONER WEST asked about the relevance of the review of gas lines if utilities are not allowed to be ran to accessory structures.

Mike Coleman agreed with COMMISSIONER WEST.

COMMISSIONER WEST then asked the petitioner to clarify whether the sink was on.

Mahmoud Abuhamdeh stated that it was not currently on.

COMMISSIONER WEST asked the petitioner to clarify whether the sink was currently tied into the existing sewer system for the home.

Mahmoud Abuhamdeh stated that the sink is draining to the sewer.

COMMISSIONER WEST clarified that the sink was draining to the storm sewer.

Mahmoud Abuhamdeh stated that it was connected to the home sewer. Then stated it is the sewer to the rear of the house located near the structure.

COMMISSIONER GASKILL informed the petitioner that is a storm sewer not a sanitary sewer.

Mahmoud Abuhamdeh noted that he was unaware of the difference and stated that there was no waste in that water.

COMMISSIONER WEST noted that the water is still considered “gray water” and is not suitable to be drained into the storm sewer.

COMMISSIONER HAMILTON noted he had no questions at this time.

COMMISSIONER MANI asked the petitioner if he submitted all the necessary documents at the time of permit submission.

Mahmoud Abuhamdeh stated that he supplied all necessary documents including drawings and a copy of the contract then asked Jason Engberg if he had the permit submission.

Jason Engberg stated that the permit application cited the construction of a paver patio which caused the permit application to be routed to zoning only analyzing the paver patio which was permitted. Jason clarified that the focus of the proposed variances are primarily for the structure not the outdoor kitchen and patio.

Mike Coleman informed the commission that the permit submittal was reviewed by the zoning administrator and another village inspector for approval. He clarified that during review the zoning administrator approved the project for what the application stated and the inspector noticed that the scope of work provided was indicative of more than just a paver patio then informed the petitioner that he would need to revise the permit application. Mike continued to note that the village was not in possession of any of the necessary documents for a raised structure at the time of permit submission. Mike also clarified that the Village had no information on the sink that was placed in the structure and that it is considered a plumbing fixture that will need to be tied into the home sanitary sewer due to it producing waste water.

COMMISSIONER WEST noted the stop work order was issued on August 17, 2023 and the petitioner stated they were out of town. She asked the petitioner when he returned.

Mahmoud Abuhamdeh stated that he returned the following week and that all substantive work was completed prior to the issuance of a stop work order. Then stated that any work that was completed was minor work.

COMMISSIONER WEST clarified asking if there was any structural work occurring after the stop work order.

Mahmoud Abuhamdeh stated that no additional structural work was completed.

COMMISSIONER WEST asked the petitioner when the roof was completed.

Mahmoud Abuhamdeh responded that he was unsure.

Mike Coleman noted that it was after August 17, 2023 based on the pictures provided in the staff report that showcased the roof on the date of the stop work order and the condition of the structure on September 21, 2023.

COMMISSIONER WEST asked the petitioner if the roof was put on after the stop work order Mahmoud Abuhamdeh stated that he did not believe so and is under the impression that it was completed the same day as the contractors he hired continued to work.

COMMISSIONER WEST asked the petitioner to confirm that no one on the construction team spoke English.

Mahmoud Abuhamdeh stated that the only person that he knows speaks English is the owner of the company.

COMMISSIONER WEST stated that someone on the project should have some knowledge of a stop work order if they are able to understand English on a business-level.

Mahmoud Abuhamdeh stated that code enforcement came by the property after the time the manager of the company was on-site.

COMMISSIONER WEST asked the petitioner if he was the only adult in his home.

Mahmoud Abuhamdeh stated that his wife was present but she does not speak English.

COMMISSIONER MANI asked if the petitioner included all necessary documents in the permit submittal.

Mahmoud Abuhamdeh stated that he supplied all the necessary documents with dimensions and all other necessary components.

COMMISSIONER WEST asked why the petitioner diverted from the plan as shown.

Mahmoud Abuhamdeh stated that the Village was aware of the change.

Mike Coleman stated that he does not believe the project was approved with 8 pillars instead of 9. He stated that the Village has been made aware but it was not approved.

Mahmoud Abuhamdeh stated that he believes the structure is fortified.

COMMISSIONER GASKILL asked how far along the project was at the time of the stop work order.

Jason Engberg referenced the pictures in the staff report that showcased the roof on the date of the stop work order and the condition of the structure on September 21, 2023. Jason informed the commission that there are additional pictures as well.

CHAIR SEPESY asked staff to clarify how a stop work order is issued.

Mike Coleman stated that a stop work order is issued in person by talking to an adult on the property and then a sticker is applied to the project.

COMMISSIONER WEST then asked Mike to clarify the stickering process.

Mike Coleman informed her that there are actual stop work stickers that are placed on site informing them of the need to cease work.

COMMISSIONER GASKILL asked if gas and electric were installed prior to August 17, 2023.

Mahmoud Abuhamdeh stated that he was not sure.

COMMISSIONER WEST interjected and stated that the grills were there at that point.

Mahmoud Abuhamdeh agreed and stated that the grills were on-site so the cutouts for them would be accurate.

COMMISSIONER GASKILL clarified that his question was specifically concerning gas and electric.

Mahmoud Abuhamdeh stated that the gas and electric were installed after he revised the permit application.

COMMISSIONER WEST asked if the village approved the gas line.

Mahmoud Abuhamdeh stated that a third-party company inspected and approved the gas line.

Mike Coleman informed the commission that the Village uses Lakeside Consulting for building inspections during times of increased activity. He stated that the inspector that completed the inspection only did so based on the building code not the zoning code and informed the petitioner that the supply lines were too small for the intended use. Mike continued to clarify that without the spec sheets for the gas grills that were not supplied, the Village could not make an adequate assessment of the supply lines. However, he stated that if the placement of the gas lines are in conflict with the zoning ordinance then the gas lines would need to be removed.

COMMISSIONER WEST stated that the gas lines being evaluated was irrelevant to the request because gas lines are not permitted in accessory structures.

Mike Coleman clarified that if the petitioner had an outdoor grill that was not covered by the pavilion, it would be an allowed use.

Jason Engberg clarified that the zoning ordinance specifically states that residential accessory structures cannot have sanitary, plumbing, or gas in them.

Mahmoud Abuhamdeh noted that there was a gas line installed previously because his pool had a heater installed.

COMMISSIONER GASKILL noted that the pool heater was considered an appliance so it was allowed.

Mike Coleman clarified that the reason accessory structures cannot have plumbing, gas, or sanitary utilities is because it becomes occupiable space.

COMMISSIONER GASKILL asked if August 17 the roof was added and the rear wall to the patio was completed.

Mahmoud Abuhamdeh noted that there were no issues noted with the patio.

Jason Engberg clarified that the petitioner's property slopes downward so it is possible the patio portion was completed but he is unsure.

COMMISSIONER WEST asked if any work was done on the patio after August 17.

Mahmoud Abuhamdeh stated that he was unsure.

COMMISSIONER GASKILL noted that the petitioner should have some knowledge of a project happening at his home.

Mahmoud Abuhamdeh noted that he works 16 hours per day and did not actively pay attention to the progress of the project.

COMMISSIONER GASKILL asked if he had taken any time to track the progress of the project.

Mahmoud Abuhamdeh stated 'absolutely' then asked the commissioners to clarify their questions so he could adequately answer.

COMMISSIONER WEST clarified and asked if any work was done on the patio or pavilion structure after the stop work order was issued.

Mahmoud Abuhamdeh stated 'yes'

COMMISSIONER WEST asked the petitioner why.

Mahmoud Abuhamdeh stated that the patio was not part of the stop work order and that it was only for the gazebo.

Jason Engberg clarified that the stop work order was for the entire project to his understanding.

Mike Coleman concurred and stated it was a stop work order on all work included on the permit. He continued to note that on the date of the stop work order it was an open-air structure to a fully roofed structure by the date of the meeting.

COMMISSIONER GASKILL commented that if the petitioner notes that his property is located on the highest lot in the area how does he expect the commission to believe that everyone else's water goes into his yard.

Mahmoud Abuhamdeh stated that this has been an issue since he purchased the home. He continued to state that he thought it was the pool but after further evaluation it was determined it was not the pool.

COMMISSIONER GASKILL asked about the location

Mahmoud Abuhamdeh stated that the drain is located behind his home.

CHAIR SEPESSY asked if the petitioner if he ever contacted the Village regarding the drainage issue.

Mahmoud Abuhamdeh stated he did one time.

CHAIR SEPESSY asked what happened as a result.

Mahmoud Abuhamdeh stated that he did not remember.

Mike Coleman noted that the storm sewers are performing as intended and explained that pooling water in a drainage easement is not uncommon unless the water sits for an extended period of time.

CHAIR SEPESSY noted that he is familiar with this as he is located near a detention pond that fills and drains.

Mahmoud Abuhamdeh stated that he is not the only person who thought it was an issue with the pool.

CHAIR SEPESSY asked if there was anything else the petitioner wanted to add.

Mahmoud Abuhamdeh reiterated his rationale for constructing the patio and pavilion then stated that there would be no major parties happening at his home as a result of this project.

COMMISSIONER WEST stated that the petitioner should call the police if speeding cars are an issue.

COMMISSIONER HAMILTON commented that it appears that there was a miscommunication in the permitting process.

Jason Engberg clarified that the initial submission did not include all the necessary documentation, the description did not include the pavilion or pillars, and the mistake was caught during the review stage. The permit was advanced to issuance due to the revised plans being submitted on a plat of survey that was previously stamped as approved.

COMMISSIONER HAMILTON noted that it doesn't appear to be any gross negligence to the permitting process but rather a miscommunication in the permitting process.

COMMISSIONER GASKILL commented that not all the necessary information was included on the original submittal.

COMMISSIONER WEST commented that what was actually constructed is not reflected by the plat that was submitted.

COMMISSIONER HAMILTON clarified that his point is that the information was available at the time of the original submittal.

Mahmoud Abuhamdeh agreed with the commissioner and conceded that he did not provide drawings for the structure but did include the materials and the scope of work.

COMMISSIONER HAMILTON commented that it appears there was a good faith effort to provide the information and there was a breakdown in the permitting process.

Jason Engberg commented that if a building permit was issued and there was a zoning error that was caught after issuance, it does not supersede the zoning code. That is the reason for the requested variance.

COMMISSIONER WEST clarified that she did not intend to imply malfeasance.

Mike Coleman clarified that when a building permit is reviewed it is initially review for code compliance but a project is not approved until all necessary inspections are completed. He stated that it was reviewed from a building code perspective not a zoning.

Mahmoud Abuhamdeh stated that he understands a stop work order was issued and that work was stopped. He contended that any other work completed was done as maintenance to his home. He continued to state that it was not a danger.

COMMISSIONER WEST asked the petitioner to confirm that no additional work on the structure was completed after the stop work order on August 17, 2023.

Mahmoud Abuhamdeh stated that if any work was done it was within two to three days after the stop work order. He continued to state that when he was back in town he informed the construction crew to stop working. Mahmoud then stated that the crew has multiple projects and that may have caused some confusion.

COMMISSIONER WEST asked “They have multiple projects and are unfamiliar with a stop work order?”

Mahmoud Abuhamdeh stated that he believes they are aware of what a stop work order is but they might be so busy that there was confusion.

Susan Arvance approached the commission with video and photographic evidence of work occurring after the stop work order. She also contended that she had proof of the petitioner being home during the time that he claimed to be out of town.

Susan Arvance continued to show a video of work being completed on September 7, 2023. After showing the video she contended that the petitioner has not been working good faith.

CHAIR SEPESY asked if there was any additional public comment.

Jason Engberg clarified for the commission that code enforcement entered pictures dated September 15, 2023 showing work being completed.

COMMISSIONER WEST made a motion to close the public hearing. Second by COMMISSIONER GASKILL. The motion carried by unanimous voice vote.

Jason Engberg presented the standards.

COMMISSIONER GASKILL asked if the motion could be amended to be read in the negative.

Jason clarified that all motions are written in the affirmative and if the commission wishes to vote against they must signify so with a “no” vote.

COMMISSIONER WEST asked if she made the motion would she be obligated to vote in the affirmative.

Jason Engberg informed her that she would just be making the motion and can still vote either in the affirmative or negative.

COMMISSIONER WEST made a motion to recommend that the Village Board grant the Petitioner, Mahmoud Abuhamdeh, a Variation from Section III.I.2.b of the Zoning Ordinance, to permit a residential accessory structure to be constructed which has a maximum floor area of one-thousand two-hundred square feet and a maximum width of forty feet at 9306 Walnut Lane, in the R-2 Single-Family Residential Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the September 21, 2023 Staff Report.

CHAIR SEPESY noted that the motion died due to the lack of a second.

COMMISSIONER GASKILL asked what happens next.

Jason Engberg explained the process moving forward.

Daniel Ritter, Community Development Director informed the commission that the need to make the motion and second it is to advance the motion to a vote. He continued to inform the commission that if they choose not to vote it would still go before the board without a recommendation. However, if the commission wishes to recommend denial they will need to vote against the motion. He further explained that the motions are written in the affirmative because it is clearer to the board what the intentions of the commission are.

COMMISSIONER GASKILL asked if all variations are combined into one. Jason Engberg clarified that they are all in one motion.

COMMISSIONER GASKILL seconded the motion made by COMMISSIONER WEST. The motion was not carried by unanimous votes in the negative.

Receive Comments from the Public

There were no additional comments from the public.

Good of the Order

Jason Engberg informed the commission of the appointment of Kehla West and that the Tinley Dental variation passed the Village Board.

CHAIR SEPESSY asked if there were any updates on the Amazon Fresh Project.

Mike Coleman informed the commission that plans for a tenant buildout were submitted prior to the meeting.

COMMISSIONER GASKILL asked if the Amazon Lease was able to be subleased.

Staff informed him that that information is not privy to the Village at this time.

CHAIR SEPESSY asked for an update on Pete's Fresh Market.

Mike Coleman provided an update.

Adjournment

CHAIR SEPESSY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting; COMMISSIONER GATTO seconded the motion. ACTING CHAIR SEPESSY requested a voice vote; all were in favor. She declared the meeting adjourned at 9:00p.m.