

CITY OF PALOS HEIGHTS



Planning and Zoning Committee  
Meeting Minutes  
January 23, 2018

**Call to Order**

Chairman Clifford, called the meeting to order at 7:00 p.m. on January 23, 2018. In attendance were, Chairman Clifford, Alderman Key, Alderman Fulkerson, and Community Development Coordinator Ken Busse. Also in attendance were petitioner and recording secretary Charlotte Moore. Alderman McGrogan was absent.

**Approval of Minutes**

Chairman Clifford called to approve the minutes of the September 26, 2017 Planning & Zoning meeting, so moved by Alderman Fulkerson, seconded by Alderman Key. All in favor and motion carried.

**Docket 2017-19:** Petition filed by Maria & Salvatore Guglielmo, building owner, to permit the building structure located on the lot at 7008 W 127<sup>th</sup> Street, identified by PIN 24-30-331-004-0000 (the “Premises”) and being within a B Business District zone, to accommodate the Special Uses as enumerated in Section 153.151(B)(13) of the City’s Zoning Code, specifically to permit the building to accommodate a hair salon and spa providing barbershop and beauty parlor services.

Maria Guglielmo approached the podium regarding her property at 7008 W 127th St. She doesn’t understand why she must request a Special Use Permit since the previous tenant was also a beauty shop.

According to Chairman Clifford the property is zoned B and the previous tenant was granted a Special Use Permit for a Hair Salon. When that business left the Special Use Permit associated with that tenant ended. So, a new Special Use Permit must be requested when that person leaves.

According to Ken Busse, a hair salon is a Special Use within B and B-1 Districts, and a Special Use Permit may be requested by the Business Owner or Property Owner. When requested by the Business Owner the permit runs with the business. When requested by the Property Owner the permit may, at the discretion of the Council, run with the property. Mrs. Guglielmo is requesting the Special Use Permit run with the property because since 1970 it has always operated as a hair and nail salon, and this will allow her to lease the building faster when an operator takes over.

Alderman Key moved to approve Docket 2017-19, seconded by Alderman Fulkerson. All in favor, **motion carried. AGENDA to draft on February 6, 2018.**

In order to expedite the process for the petitioner, Ken Busse suggested waiving the rules and adopting the ordinance at the February 6 City Council meeting.

**Adjourn**

Alderman Key motioned to adjourn, seconded by Alderman Fulkerson. All in favor, motion carried. Meeting adjourned approximately at 7:10 pm

Respectfully submitted

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Charlotte Moore, Recording Secretary