

# CITY OF PALOS HEIGHTS



## Planning and Zoning Committee Meeting Minutes June 26, 2018

### Call to Order

Chairman Clifford, called the meeting to order at 7:00 p.m. on June 26, 2018. In attendance were, Chairman Clifford, Alderman Fulkerson, Alderman McGrogan and Community Development Coordinator Ken Busse. Also in attendance were petitioners and recording secretary Charlotte Moore. Alderman Key was absent.

### Approval of Minutes

Chairman Clifford called to approve the minutes of the January 23, 2018 Planning & Zoning meeting, so moved by Alderman McGrogan, seconded by Alderman Fulkerson. All in favor and motion carried.

**Docket 2018-1:** Petition filed by Rick Heidner on behalf of Heidner Property Management Co., to consider a zoning variance to allow B-1 and Special Uses to operate in a building located in a B District at 13400 to 13450 S Ridgeland Avenue, and contained within the following PIN: 24-31-404-049-0000 (the “Premises) and being within a B Business District zone.

On June 4, 2018, the ZBA held a Public Hearing to consider the request and made and voted on the following amended motion:

To recommend approval for a zoning variance to allow 75% B-1 and special uses to operate in a building located in a B District at 13400 to 13450 S Ridgeland Avenue. The special uses terminates with the change in the B-1 use, and the underlying zoning will remain B zoning.

**6/04/2018 – ZBA Vote: 3 Yes, 1 No, 3 Absent**

Mr. Chris Goluba with Heidner Properties approached the podium. Mr. Goluba mentioned that Heidner Property Management has about 700 tenants, with full time brokers and property managers, and have been in Chicago for over 30 years. The property on Ridgeland was purchased in 2004 and the 10,000 square foot strip center was built in 2006. It is a nice looking center, with plenty of parking and good access. The building was built for retail, but unfortunately the occupancy rates have been really low. National tenants say there are not enough roof tops in the area. Cold Stone Creamery was in this location, but they were removed because they couldn't pay rent. The proposed Pulmonary Rehab tenant is good for the community.

Next up, Mohammad Ghoulleh from Air'obics Inc. Pulmonary Rehab spoke about looking to open a Pulmonary Rehab center in the plaza. He mentioned having an office at 106<sup>th</sup> and Harlem, with a group of about 25 pulmonologists. We serve a lot of our patients out of this community and the surrounding suburbs. The problem we are having is patients have a 6 month wait for appointments. Mr. Goulleh is looking for a little office with not much traffic where it is simple for patients to get in and out of the parking lot. He is here to hopefully modify the zoning to be able to open a pulmonary rehab center.

Chairman Clifford asked how many stores it would take up. According to Mr. Gouleh it will just be the one unit on the corner.

Alderman McGrogan moved to approve Docket 2018-1, seconded by Alderman Fulkerson with the exception that the special uses terminates with the change of the B-1 use and the underlying zoning will remain B zoning.

According to Ken Busse, the petitioner wants the 75% to run with the property and not solely with the special use. The ZBA changed it to where if the pulmonary use goes away then the special use goes away and the zoning would revert back to B without the 75% allowance for B-1 and special uses.

Alderman Fulkerson asked if we reject the ZBA motion and have the zoning variance run with the land, will that require a super majority of the city council?

Ken Busse states that either way a super majority is required. The reason is that there was a quorum of 4 and the vote was 3 to 1. And, while Commissioner Hanley came in after the vote, the ZBA did not bring the matter back up for reconsideration. So his vote, which would have made the outcome 4 to 1, never made it in the record. So, either way a super majority at the City Council is required for the motion to pass.

Alderman McGrogan was thinking that since there has to be a super majority, let's see what happens and request that it run with the property. This has been a bad commercial corner since before this building was built.

Alderman McGrogan made a motion, seconded by Alderman Fulkerson for 75% with no reversion back to B zoning. All in favor, motion carried. **AGENDA**

The motion now simply being, Approval for a zoning variance to allow 75% B-1 and special uses to operate in a building located in a B District, the property commonly known as 13400 to 13450 S Ridgeland Avenue.

This will go to City Council at the next meeting and will get voted on there. Petitioners are encouraged to be there on July 17<sup>th</sup>.

### **Adjourn**

Alderman McGrogan motioned to adjourn, seconded by Alderman Fulkerson. All in favor, motion carried. Meeting adjourned approximately at 7:25 pm

Respectfully submitted

---

Charlotte Moore, Recording Secretary