

AGENDA

Planning & Zoning Committee

City of Palos Heights

Wednesday, July 15, 2020, 6:00 p.m.



SPECIAL LOCATION:

Parks & Recreation Building, Orchard Room

6601 W 127th Street, Palos Heights, IL 60463

1. Call to Order
2. Roll Call
3. Approval of P&Z Committee Meeting Minutes: February 25, 2020
4. ZBA Meeting Minutes summarizing Public Hearing Monday, June 29th
5. P&Z/PUD Commission Meeting Minutes summarizing Public Hearing Monday, June 29th

New Business

6. **DOCKET 2020-06:** a petition filed by David Courtright...

Motion: to DRAFT an ORDINANCE to allow a zoning change from R-1 Residential to B-1 Restricted Business for purposes of a Law Office to operate at 12624 S. Ridgeland Avenue (PIN: 24-30-406-014)

P&Z Commission Vote: (Monday 6/29/20): 4 Yes, 2 No; Motion carried

7. **DOCKET 2020-07:** a petition filed by Kevin Hauser...

Motion: to DRAFT an ORDINANCE to allow a Chiropractor Medical Clinic to operate as a Special Use in a B District, specifically at 7230 W 127th Street (PIN 23-25-433-009)

ZBA Vote: (Monday 6/29/20): 5 Yes, 0 No; Motion carried

8. **DOCKET 2019-08:** a petition filed by Jon Silverberg on behalf of GW Palos Heights, LLC...

Motion: to DRAFT an ORDINANCE to allow a 7-Eleven/ Mobile Mini-Mart Gas Station to operate as a Special Use at 7150 W College Drive, or the northeast Corner of Harlem Avenue and College Drive (PIN 24-19-306-005)

ZBA Vote: (Monday 6/29/20): 0 Yes, 5 No; Motion failed

9. **DOCKET 2020-09:** a petition filed by Jon Silverberg on behalf of GW Palos Heights, LLC...

Motion: to DRAFT an ORDINANCE to allow for a Planned Unit Development consisting of a two-lot subdivision with a 7-Eleven/Mobile Gas Station and approximately 4,000-SF Mini-Mart convenience store located on Lot 1, and an approximately 7,760-SF retail building on Lot 2. The proposed PUD is located at the NE corner of Harlem Ave and College Dr, and contained within PIN 24-19-306-005

P&Z Commission Vote: (Monday 6/29/20): 0 Yes, 6 No; Motion failed

Old Business

10. **DOCKET 2019-07:** a petition filed by Santos Gonzales and Anna Moore, and returned to the ZBA for additional consideration and a Revised Variance Request...

Motion on Revised Variance Request: to DRAFT an ORDINANCE to allow a pool to extend 3' beyond the building line, and a fence to extend 10' beyond the building line, and in line with the neighbor's fence immediately north along Comanche Drive. Furthermore, neither the pool nor fence will extend into the required 20-foot Front Yard along this two-lot block of Comanche Drive of the principal residence located at 7400 W. Kiowa Lane (PIN 23-36-214-027)

ZBA Vote on Revised Variance Request: (Mon 2/03/20): 6 Yes, 0 No; Motion carried

11. Comments/Questions

12. Adjournment

Meeting Decorum: Persons wishing to address the board must first be recognized by the chairman, rise, step forward to the podium, and state your name and address into the microphone. Comments and discussion is limited to ten minutes, unless an extension is granted by a majority vote of the board. All meetings are audio recorded.

Americans with Disabilities Act Notice: Disabled persons who require certain accommodations to allow them to follow and/or participate in a City Council meeting should contact City Hall as early as possible so reasonable accommodations can be arranged.