

# AGENDA

## Planning & Zoning Committee

City of Palos Heights

Tuesday, August 25, 2020, 7:00 p.m.



## LOCATION:

City of Palos Heights City Hall

7607 W. College Drive, Palos Heights, IL 60463

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1. Call to Order
2. Roll Call
3. Approval of P&Z Committee Meeting Minutes: July 15, 2020

### 4. **NEW BUSINESS**

#### 4a. **RIGHT-OF-WAY Vacation & Sale:** 12651 S 68<sup>th</sup> Court, Daniel Carroll

Mr. Carroll requests the City fast-track the 68<sup>th</sup> Avenue ROW vacation and sale pursuant to the City's current policy and practice of vacating and selling unused and surplus ROWs following necessary public notices and hearings. Also, discuss extent of ROW to be sold and attached to 12651 S 68<sup>th</sup> Court (i.e., 100% or 50/50, with east portion going to Navajo properties)

Motion: to direct the Economic & Community Development Department to initiate the vacation and sale of the 68<sup>th</sup> Avenue ROW immediate east of 12651 S 68<sup>th</sup> Court [in its entirety or one-half going to 12651 S 68<sup>th</sup> Court and east one-half going to Navajo properties], including scheduling necessary hearing with City Council.

NOTE: this motion does not go to Council, rather to ECD. Final vacation and sale documents will go to City Council for approval.

### 5. **OLD BUSINESS**

#### 5a. **DOCKET 2019-08 and DOCKET 2019-09** petitions filed by Jon Silverberg on behalf of GW Palos Heights, LLC.

A discussion over the City's DRAFT Ordinance and the petitioner's requested changes to DRAFT Ordinance to allow for 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 a retail building on Lot 2, all located at the NE corner of Harlem Ave and College Dr, contained within PIN 24-19-306-005, and commonly known as 7150 West College Drive.

Motion: to submit draft changes to City Attorney to create final draft for Council approval at September 1, 2020 meeting.

- 5b. **RIGHT-OF-WAY Vacation & Sale:** In General and balance of 68<sup>th</sup> Avenue  
Lot conformity, sawtooth parcels/plats of vacation, re-examin ROWs for pocket parks,  
community connections, etc.

Motion: to update inventory of unused and surplus City Rights-of-Way, including a review by the Parks and Recreation Department, Economic/Community Development Department, Public Works Department and City Engineer, and vacate and attach portions of ROWs deemed surplus to adjacent properties following all necessary public notices and hearings by City Council, with such vacated ROW attachments occurring at no cost to property owners.

6. Comments/Questions

7. 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.

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