

# CITY OF PALOS HEIGHTS



## Planning and Zoning Committee Meeting Minutes February 22, 2022

### Call to Order

Chairman McGovern called the meeting to order at 7:05 p.m. on February 22, 2022. In attendance were: Chairman McGovern, Alderman Clifford, Alderman McGrogan and Alderman Key. Also present were Community Development Coordinator Ken Busse, Recording Secretary Gina Marcotte, and the petitioners.

### Approval of Minutes

Chairman McGovern called for approval of minutes of the November 9, 2021 Planning & Zoning meeting, seconded by Alderman Clifford. All in favor and motion carried.

### New Business

**DOCKET 2022-01:** a petition filed by Matthew Murphy, Jr., as follows:

Motion: to allow a 5-foot non-privacy fence on a corner lot to extend beyond the front building line along Comanche Drive, specifically twenty-three (23) feet beyond the building line at the northerly property line, and seven (7) feet beyond the building line at the western-most corner of the house, and connecting between these two points in a general straight line for the single-family residential home located at 7358 Pueblo Lane, and contained within the following PIN: 23-36-216-023-0000.

**ZBA Vote:** (Mon 02/14/22): 5 Yes, 0 No, 1 Absent; Motion Carried

### Discussion

Matthew Murphy, Jr. explained that he is requesting the variance to install a 5' tall aluminum fence that will extend beyond the front building line to accommodate keeping the existing landscaping and paver patio which is elevated. He would also like to safely enclose his pets and children while still maintaining the aesthetics and property value of the home and neighborhood.

Alderman McGovern inquired on why the petitioner would want to put a fence line in front of his landscaping instead of behind it.

Matthew Murphy, Jr. explained that if he were to put the fence behind the landscaping it would create issues with existing bushes and some of the trees on his property. Matthew Murphy, Jr. also addressed concerns with the fence creating a foot gap in one section of his yard. He also stated it would create a very tough access point to the backyard and would cause congestion to the area in his yard where they keep the trash bins and grill.

Alderman McGovern stated that putting the fence on the inside of the property line would make it look more attractive rather than how it would look if the fence was placed on the outside. He also stated he does not like the look of front fences in beautiful subdivisions.

Matthew Murphy, Jr. stated that he would be willing to put landscaping on the outside of the fence as well.

Alderman Clifford recommended moving the existing landscaping in front of the fence. Alderman Key noted it would be easy to move some of the bushes, but it would be difficult to move any trees that are there.

Alderman McGrogan recommended leaving the existing landscaping, but add more landscaping to the front of the fence to hide it from view. It may cost the petitioner more money, but esthetically it would make the property look nicer.

Matthew Murphy, Jr. stated he would be in agreement on putting landscaping in front of the fence to keep it hidden.

Alderman Clifford recommended approval contingent on submitting a landscaping plan that meets their approval and it would also have to be approved by the Building Commissioner.

Alderman McGrogan moved to approve a 5-foot non-privacy fence on a corner lot to extend beyond the front building line along Comanche Drive, specifically twenty-three (23) feet beyond the building line at the northerly property line, and seven (7) feet beyond the building line at the western-most corner of the house, and connecting between these two points in a general straight line for the single-family residential home located at 7358 Pueblo Lane, which approval and variance is contingent upon the applicant submitting, and the Building Commissioner approving at his sole discretion, a landscaping plan that appropriately screens the fence, and preserves the character of the neighborhood, seconded by Alderman Key.

All in favor, motion carried. **AGENDA**

Ken Busse advised the petitioner that this motion will go to the City Council meeting on Tuesday, March 1<sup>st</sup> at 7pm and that they should plan on attending that meeting.

**DOCKET 2022-02:** a petition filed by Abraham Bowater, as follows:

Motion: to allow a seven (7) foot Side Yard Setback, in lieu of the required ten (10) foot Side Yard Setback along the westerly property line, which variance is limited to the distance of the length of the proposed addition to the principal residential building located at 12740 S Palos Avenue, and contained within the following PIN: 23-36-204-011-0000.

**ZBA Vote:** (Mon 02/14/22): 5 Yes, 0 No, 1 Absent; Motion Carried

### **Discussion**

Abe Bowater explained that the home was built in 1942 on a double lot. Due to the irregular shape of his lot and where the lot lines were drawn when they divided the double lot years ago, he is requesting a 7-foot side-yard setback in order to fit a two-car garage as close to/in-line with the north-most facing side of our current home. The original home design was created with an adjacent carriage house/garage, which is now occupied by his neighbor to the west. When a previous owner divided the original lot into the current two lots, there was an existing carport that remained on the western lot line attached to his home. They currently have a single car

garage that is unusable and due to its location it is difficult to access. They have been utilizing the carport, but it is in disarray and not worth fixing. His neighbor, who shares the west-most lot line with him, has assured him that he has his permission to build the addition. His neighbor is willing to sign-off on the variance if necessary.

Alderman Key asked if the petitioner would still be keeping the one car garage located under the house. The petitioner stated they would be keeping it and would use it for storage.

Abe Bowater brought an updated picture from his architect that had a descriptive visual of the work he was looking to do.

The Aldermen took a few moments to review the updated drawing.

Alderman Key stated it was hard to envision the work the petitioner was doing on the house without seeing it in the drawing.

Alderman McGovern asked the petitioner if they would be cutting down any trees. Mr. Bowater stated that they would not be cutting down any trees in the front yard. They would however have to excavate a small tree in in order to have access to the garage, but it would not be one of the big oak trees.

Alderman Key and Alderman Clifford noted that all the plans would have to go through the Building and Public Works Department for approval and they would have to check for any drainage issues or concerns.

Alderman Key moved to approve a seven (7) foot Side Yard Setback, in lieu of the required ten (10) foot Side Yard Setback along the westerly property line, which variance is limited to the distance of the length of the proposed addition to the principal residential building located at 12740 S Palos Avenue, seconded by Alderman McGrogan. All in favor, motion carried.

#### **AGENDA.**

Ken Busse advised the petitioner that this motion will go to the City Council meeting on Tuesday, March 1<sup>st</sup> at 7pm and that they should plan on attending that meeting.

#### **Old Business**

None

#### **Public Comment**

Palos Heights resident, Mr. Dan Nicholson addressed the committee in regards to flooding and the recent property purchased by the city council, located at 12303 S. 71<sup>st</sup> Court. The property is adjacent to Mr. Nicholson and the city council plans on turning it into a parking lot. Mr. Nicholson addressed concerns of flooding in that area. He stated there is a drain on 71<sup>st</sup> Court that is constantly getting clogged and moderate rain results in street and yard flooding. Mr. Nicholson is worried that turning the property into a concrete slab/ parking lot will only make the flooding worse.

The committee noted his concerns and stated that they do have engineers that are looking into any drainage issues in that area. They also stated that before they move forward with the project they have to see the reports and studies from the engineers. The committee asked Mr. Nicholson to attend an upcoming meeting that will be addressing his concerns. The meeting will take place

on Monday, March 14<sup>th</sup>. The purpose of the meeting is to have Morris Engineering there to discuss these types of questions and concerns.

**Adjourn**

There being no further business, Alderman Clifford entertained a motion to adjourn, seconded by Alderman McGovern. All in favor and motion carried. Meeting adjourned at 7:52pm.

Respectfully submitted,

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Gina Marcotte  
Recording Secretary