

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes February 23, 2021, 7:00 PM

Call to Order

Chairman Clifford called the meeting to order at 7:05 p.m. on February 23, 2021. In attendance were: Chairman Clifford, Alderman Key, Alderman McGrogan and Alderman McGovern. Also in attendance were Community Development Coordinator Ken Busse, the petitioners and a member of the community, IT Coordinator Chuck Hankus, and Recording Secretary Liz Gutierrez were also present.

Approval of Minutes

Chairman Clifford called for approval of minutes of the January 26, 2021 Planning & Zoning meeting, seconded by Alderman McGrogan. All in favor, motion carried.

NEW BUSINESS

Docket 2021-01: A petition filed by Eric Cusack, property owner as follows:

Motion: to direct City Attorney to DRAFT an ORDINANCE to allow a Front Yard Fence to extend four (4) feet beyond the front building line of the home, and two (2) feet into the Front Yard setback along 125th Street for this corner single-family residential home located at 12512 S Melvina Avenue (PIN: 24-29-302-060-0000)

ZBA vote (Thursday 2/18/21): 5 Yes, 0 No; Motion carried.

Waive Rules: Petitioner requests City Council waive rules and simultaneously adopt ordinance.

Alderman Key asked if there were any objections from the home owner to the west. Mr. Cusack stated the neighbor did not have any objections.

Alderman Clifford moved to approve to direct City Attorney to DRAFT an ORDINANCE to allow a Front Yard Fence to extend four (4) feet beyond the front building line of the home, and two (2) feet into the Front Yard setback along 125th Street for this corner single-family residential home located at 12512 S Melvina Avenue, seconded by McGrogan. All in favor, motion carried. **AGENDA**

Docket 2021-02: A petition filed by United Trust Bank, property owner as follows:

Motion: to direct City Attorney to DRAFT an ORDINANCE to allow a B-1 use to operate within an existing structure within a B District, specifically the mortgage lending division of United Trust Bank within the south 6,000 square feet of the existing building located at 12330 S Harlem Avenue (formerly occupied by Mona Lisa), and contained within the following PIN: 23-25-409-006-0000

ZBA vote (Thursday February 18, 2021): 5 Yes, 0 No; Motion carried

Mr. Jason Sudar, a United Trust Bank mortgage lending associate was present. Mr. Charles Wagner, CEO of United Trust Bank, joined the meeting via phone and Zoom Call. Mr. Wagner explained United Trust Bank would like to relocate its mortgage lending division from Plainfield into the retail space formerly occupied by Mona Lisa.

Alderman Clifford inquired whether there is an agreement with neighboring businesses concerning vehicular cross access and parking. Charles stated there is plenty of parking for the bank and that he has a verbal agreement with Mike Coogan, owner of Franklins Public House, concerning the use of the bank's parking lot by customers of the Franklins Public House.

Mr. Mike Coogan, owner of Franklins Public House and resident of Palos Heights, addressed the committee to extend his support for the relocation of the bank's mortgage lending division from Plainfield into the retail space. Mr. Coogan confirmed he has a verbal agreement with the bank regarding parking for Franklins Public House. Mr. Coogan added that he encourages the committee and City Council to consider service based businesses as the new retail of the day. He stated the world is changing and service businesses want to occupy retail spaces. He hopes the City will allow these service-based businesses to come in, thereby supporting current and future retail businesses.

The committee discussed the issue of parking and cross access agreements for vehicular circulation. The committee discussed past problems concerning vehicular cross access and shared parking with the bank, as well as other instances throughout the Olde Palos commercial district. The committee referenced cross access and parking agreements created by other businesses in town for the benefit of adjacent property owners, as well as the retail customer base of these commercial business districts. The committee discussed the need for the bank to provide a formal agreement to the City. Discussion ensued. Mr. Coogan and Mr. Wagner expressed their willingness to draft a non-binding letter to formalize their current verbal parking agreement.

Alderman Key asked if the PILOT or Sales Tax Replacement Program would be implemented, similar to other banks occupying retail districts since 2009. Mr. Wagner thought the annual Sales Tax Replacement amount United Trust Bank pays is on the high side according to his understanding. Mr. Wagner said he would like to see the annual fee stay the same, or decrease. The committee discussed at length the current practice of the Sales Tax Replacement Program in the city. They also discussed that this issue might be better suited for the Finance Committee to discuss and possibly reevaluate.

Alderman Clifford moved to direct the City Attorney to DRAFT an ORDINANCE to allow a B-1 use to operate within an existing structure within a B District, specifically the mortgage lending division of United Trust Bank to operate within the south 6,000 square feet of the existing building located at 12330 S Harlem Avenue (formerly occupied by Mona Lisa), and contained within the following PIN: 23-25-409-006-0000, seconded by Alderman McGovern with a roll call as follows:

Yes(3): McGrogan, McGovern, Clifford; No(1): Key; Motion carried. **AGENDA**

After the vote, Alderman McGrogan wanted to be transparent and stated that he is a banker, and his family, through a trust, does have an ownership interest in United Trust Bank, but he is not personally involved.

Old Business

None

Adjourn

There being no further business, Chairman Clifford entertained a motion to adjourn, seconded by Alderman McGovern. All in favor and motion carried.

Meeting adjourned at 8:15pm.

Respectfully submitted,

Liz Gutierrez, Recording Secretary