

**CITY OF PALOS HEIGHTS**



**Planning and Zoning Committee  
Meeting Minutes  
February 25, 2020**

**Call to Order**

Chairman Clifford called the meeting to order at 7:05 p.m. on February 25, 2020. In attendance were: Chairman Clifford, Alderman McGovern, Alderman McGrogan, Alderman Key, Community Development Coordinator Ken Busse and Recording Secretary Liz Gutierrez. The petitioners were also present.

**Approval of Minutes**

Chairman Clifford called for approval of minutes of the November 26, 2019 Planning & Zoning meeting, seconded by Alderman McGovern. All in favor and motion carried.

**New Business**

**DOCKET 2020-01:** a petition filed by Brian Dempsey, as follows:

Motion: to allow the construction of a new covered porch to extend 6 feet into a portion of the required 30-foot Front Yard of the residential property located at 11943 S 71st Ave (PIN 24-30-102-004)

**ZBA vote (Monday 2/3/20): 6 Yes, 0 No; Motion carried**

Mr. Dempsey approached the podium and described the project as putting in a front porch for his mother in law for safety reasons.

Alderman Key moved to approve the construction of a new covered porch to extend 6 feet into a portion of the required the 30-foot Front Yard of the residential property located at 11943 S 71st Ave, seconded by Alderman McGrogan. All in favor, motion carried. **AGENDA**

**DOCKET 2020-02:** a petition filed by Patrick & Sara Cummings, as follows:

Motion: to allow the construction of a new covered porch to extend 2.2 feet into a portion of the required 30-foot Front Yard of the residential property located at 12201 S 71st Ave (PIN 24-30-127-001)

**ZBA vote (Monday 2/3/20): 6 Yes, 0 No; Motion carried**

Mr. Cummings approached the podium and explained that he and his wife are purchasing his wife's late grandparents home and would be doing a gut remodel to the house including the construction of a front porch. The front porch will extend 2.2 feet into the required 30 foot Front Yard variance.

Alderman Clifford asked if they would be building in the back, Mr. Cummings responded that they would be building a porch in back, but it is within the setbacks.

Alderman Key moved to approve construction of a new covered porch to extend 2.2 feet into a portion of the required 30-foot Front Yard of the residential property located at 12201 S 71st Ave., seconded by Alderman McGovern. All in favor, motion carried. **AGENDA**.

**DOCKET 2020-03:** a petition filed by Jeffery Williams on behalf of Joseph Cannella, Managing Partner of Palos Heights Properties, LLC:

Motion: to allow a martial arts training school to operate as a B-1 Special Use within a B District, located at 6501-6503 W. 127th St (PIN 24-31-201-013)

Mr. Williams stepped up to the podium and stated that is a former U.S. Marine and has been teaching for 25 years and has owned his own business for 15 years. His current location in Palos Heights for his business (Xcellent Taekwondo Center) needs more space inside for the students to train as well as needing a better and safer parking lot.

Alderman Key stated he was happy to hear that his current business is going well and that they need to expand.

Alderman Clifford stated that there will be more activity being created in Indian Trails with the addition of the Taekwondo school. He also asked what the hours of operation would be. The hours are 5-9pm, Monday- Saturday, but they are looking to expand those hours into day time hours in the new space. Alderman Clifford thanked Mr. Williams for his service.

Alderman McGrogan asked what the name of the business would be. Mr. Williams confirmed it would stay the same - Xcellent Taekwondo Center.

Alderman Key moved approve to allow a martial arts training school to operate as a B-1 Special Use within a B District, located at 6501-6503 W. 127th St., seconded by Alderman McGrogan. All in favor, motion carried. **AGENDA**

**DOCKET 2020-04:** a petition filed by Alfonso & Kristin Restivo as follows:

Motion: to grant a 1'8" relief to the Side Yard setback, thereby allowing an 8'4" north Side Yard adjacent to the addition, and to grant a 3'4" relief to the Rear Yard setback, thereby allowing a 21'8" Rear Yard adjacent to the addition to the principal residence located at 12423 S. 71st Ct. (PIN 24-30-309-003)

**ZBA vote (Monday 2/3/20) 6 yes 0 no; Motion carried**

Mrs. Restivo stepped up to the podium and stated that the current garage is 2 car side load garage which has incurred some damage with cars trying to come in and out of the garage. It is two single garage doors. They would like to extend the garage out and have their access point straight on and have one two car garage door.

Alderman Clifford clarified that the homeowners would be adding space to the current garage while keeping it attached to the home. Mrs. Restivo confirmed that this would be the case. Alderman Clifford also inquired about the need for the height of the garage and if it was for car lifts. Mrs. Resitovo was unsure if there would be car lifts, but the garage would be for car storage.

Alderman McGrogan moved to approve to grant a 1'8" relief to the Side Yard setback, thereby allowing an 8'4" north Side Yard adjacent to the addition, and to grant a 3'4" relief to the Rear Yard setback, thereby allowing a 21'8" Rear Yard adjacent to the addition to the principal residence located at 12423 S. 71st Ct, seconded by Alderman McGovern. All in favor, motion carried. **AGENDA**

**DOCKET 2020-05:** a petition filed by Barbara & Clark Gabriello as follows:

Motion: to allow a 3-foot, 8-inch side yard and a 5-foot, 11-inch rear yard for the construction of a detached garage at 6819 W. 127th St (PIN 24-31-107-013)

Mrs. Gabriello stepped to the podium and explained they have taken down their old detached garage, but were unaware of the required 10 foot setback. The new garage would be a 3 car garage and in the same place of the original garage.

Alderman clarified that because the old garage was removed, the new garage will have to adhere to the current setbacks and that is why this approval is necessary. Mrs. Gabriello understood and thinks it would look off kilter if the garage has to be placed following the 10 foot setback ordinance.

Alderman Key moved to approve to grant a 3-foot, 8-inch side yard and a 5-foot, 11-inch rear yard for the construction of a detached garage at 6819 W. 127th St., seconded by Alderman McGrogan. All in favor, motion carried. **AGENDA**

### **Old Business**

**DOCKET 2019-07:** a revised petition filed by Santos Gonzales and Anna Moore as follows:

Motion: to consider the allowance of (i) a pool to extend 3' beyond the building line, and (ii) 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 request (Monday 2/3/20) 6 Yes, 0 No; Motion carried**

Alderman Clifford stated this was a continued case as this petition had been sent back to the Zoning Board of Appeals on the recommendation of the City Attorney with information that was not available when the board approved the initial request.

Alderman Key reviewed that this petition was sent back to the ZBA because there was information from the Public Works Department regarding pipes underground. In light of that information, the petitioners have changed the location of the pool, the dimensions of the pool and the petition has gone through the ZBA and has been approved a second time.

Alderman McGrogan clarified that the fence they would be putting in would match the fence of the neighbors. Ms. Moore confirmed that they would be the same.

Alderman McGovern is concerned that the fence and pool would be going out into the front yard.

Alderman Clifford reviewed the information from the Public Works Department that there is an 84inch drainage pipe underneath the easement and should not be built on. He stated

that the Public Works Director would be ok with the pool as long as it is not on the easement and over the pipe. Discussion ensued.

Alderman Key moved to approve the allowance of (i) a pool to extend 3' beyond the building line, and (ii) 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, seconded by Alderman McGrogan. The vote was tied 2 Yes, and 2 No. The petition will go to the City Council for a final approval. **AGENDA**

### **Adjourn**

There being no further business, Chairman Clifford entertained a motion to adjourn, seconded by Alderman Key. All in favor and motion carried. Meeting adjourned at 7:42 p.m.

Respectfully submitted,

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Liz Gutierrez  
Recording Secretary

