

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes March 23, 2021

Call to Order

Chairman Clifford called the meeting to order at 7:04 pm on March 23, 2021. In attendance were: Chairman Clifford, Alderman Key, Alderman McGrogan and Alderman McGovern. Also in attendance were Community Development Coordinator Ken Busse, and the petitioners. IT Coordinator Chuck Hankus and Recording Secretary Liz Gutierrez were also present.

Approval of Minutes

Chairman Clifford called for the approval of the minutes of the February 23, 2021 Planning & Zoning meeting. So moved by Alderman Key, seconded by Alderman McGrogan. All in favor, motion carried.

New Business

Docket 2021-03: A petition filed by Craig & Jennifer Jensen, property owner: to direct City Attorney to DRAFT an ORDINANCE to allow a Front Yard Fence to extend twenty-nine (29) feet beyond the front building line facing 119th Street (IL Rte 83) for the single-family home located at 11900 S. Richard Avenue (PIN: 23-25-202-033-000)

ZBA vote (Monday 03/15/21): 5 Yes, 1 No; Motion carried.

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

Jennifer Jensen of 11900 S. Richard Avenue addressed the committee and stated they are requesting the variance for a fence to allow a safe and larger space for their son who has autism and is non verbal. Not only would this be a place for their son to be able to work on therapies with sensory equipment, but would also provide a safe place for him as College Drive is so close their home.

Alderman Clifford checked with the Public Works Department to make sure there were no utilities that would interfere with the building of the fence. There are none of concern.

Alderman Clifford also read a letter from a neighbor who had some apprehension about the fence. The neighbor is concerned the fence would be up against their already existing fence and may be unsightly. Alderman Clifford explained to the neighbor that there are ordinances that prohibit building residential fences right up against each other. However, the original request will have to be amended to allow approximately 4 feet between properties.

Alderman Key would like the City Council to be presented with an accurate drawing of what it looks like after the ordinance has been amended.

Alderman Clifford made a motion to amend the petitioners original request add: to allow a 4 foot step back from the west property line between the front building line and the northern property line, seconded by Alderman Key. All in favor, motion carried.

Alderman Clifford then made a motion to approve: to direct City Attorney to DRAFT an ORDINANCE to allow a Front Yard Fence to extend twenty-nine (29) feet beyond the front building line facing 119th Street (IL Rte 83) with a 4 foot step back from the west property line between the front building line and the northern property line for the single-family home located at 11900 S. Richard Avenue, seconded by Alderman McGrogan.

All in favor, motion carried. AGENDA

Old Business

None

Alderman Comments

Alderman Clifford stated that he spoke to the Mayor about allowing the Building Commissioner to have some discretion and leeway when it comes to minor variations on sheds and fences. More discussion will need to be had regarding this issue and will need to be addressed at a later date.

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 7:22.

Respectfully submitted,

Liz Gutierrez, Recording Secretary