

CITY OF PALOS HEIGHTS



Planning and Zoning Committee
Meeting Minutes
April 23, 2019

Call to Order

Chairman Clifford called the meeting to order at 7:00 p.m. on April 23, 2019. In attendance were: Chairman Clifford, Alderman Fulkerson, Alderman McGrogan, Alderman Key, Community Development Coordinator Ken Busse, and Recording Secretary Charlotte Moore. Also present were the petitioners.

Approval of Minutes

Chairman Clifford called for approval of the minutes of the November 27, 2018. Planning & Zoning meeting. So moved by Alderman Fulkerson, seconded by Alderman McGrogan. All in favor and motion carried.

Docket 2019-01: review proposed Owl Woods Plat of Subdivision by William Hopkins for the reconfiguration of two parcels located at 8136 Misty Meadow Drive, Palos Heights, Illinois (PINS 23-35-401-044 and -046).

On April 8, 2019, the Planning & Zoning Commission moved to recommend the Planning & Zoning Committee accept Docket 2019-01, subject to appropriate water, sewer and driveway easements and any necessary maintenance agreements with the City of Palos Heights.

Vote tally: 6 ayes, 0 Nays.

On April 23, 2019, Mr. Hopkins approached the podium and explained his request to the Planning & Zoning Committee. Mr. Hopkins is requesting that the 2 parcels of land he owns become a new subdivision that will be subdivided to include a new home and access to Misty Meadow Drive through the current easement driveway. The remaining portion of parcel #2 would be dedicated to the City for use as a park.

Alderman Key moved to approve Docket 2019-1, seconded by Alderman Fulkerson. All in favor & motion carried. **AGENDA.**

Docket 2019-02: a petition filed by John Evans to consider a proposed 6-foot, 6-inch side yard set-back to allow the construction of an attached garage along the south side of a residence located at 12200 S. 69th Avenue, and contained within the following PIN: 24-30-130-006-0000. Recommendation on the request was made by the Zoning Board of Appeals on 4/22/19 as follows: 5 Ayes, 0 Nays.

Mr. & Mrs. Evans approached the podium. Mr. Evans explained that he spoke with Chris Kransberger regarding the sewer and all issues will be addressed and corrected if need be.

Mr. Evans would like to expand his one car garage into a two car garage.

Alderman Fulkerson moved to approve Docket 2019-2 subject to compliance with the sewer issue, seconded by Alderman Key. All in favor & motion carried. **AGENDA.**

Docket 2019-03: a petition filed by John Sokolowski to consider a proposed oversized detached garage totaling 1,200 square feet, and a proposed 7-foot side yard set-back for the construction of the garage along the south side of the residence located at 12554 S. 76th Avenue, and contained within the following PIN: 23-25-302-002-0000. Recommendation on the request, amended to 900 square feet, was made by the Zoning Board of Appeals on 4/22/19 as follows: 5 Ayes, 0 Nays.

Mr. Sokolowski approached the podium and explained that he would like to change the request from 1,200 square feet and build a 900 square foot garage.

Alderman Fulkerson moved to approve Docket 2019-3, amended to 900 square feet and a 7-foot side yard setback, seconded by Alderman Key. All in favor & motion carried. **AGENDA.**

New Business - Status of updates to the Comprehensive Plan and Parks & Rec Plan

Ken Busse stated that the steering committee met and had some comments. Next week we will receive the final draft from the consultants. At which time then the Planning and Zoning Commission will meet in a regular meeting to discuss it. After that, then the revised draft will go to a public hearing. That hearing might be at the end of May and the final Comprehensive Plan update should appear at City Council in June.

Ken Busse also mentioned that there has been some back and forth with Jewel on the sale of the out lot. The building would be less than 5,000 square feet. Jewel would like an amendment to the redevelopment agreement.

Adjourn

There being no further business, Alderman Fulkerson moved to adjourn, seconded by Alderman Key. All in favor & motion carried. Meeting adjourned at 7:20 pm

Respectfully submitted

Charlotte Moore
Recording Secretary