

CITY OF PALOS HEIGHTS



Planning and Zoning Committee
Meeting Minutes
July 15, 2020

Call to Order

Chairman Clifford, called the meeting to order at 6:06 p.m. on July 15, 2020 in the Orchard Room of the Palos Heights Recreation Center at 6601 W. 127th Street. In attendance were, Chairman Clifford, Alderman Key, Alderman McGrogan, and Alderman McGovern, City Administrator Dan Nisavic, and Community Development Coordinator Ken Busse. Also in attendance: Recording Secretary Margaret Carey, and members of the public.

Approval of Minutes

Chairman Clifford called to approve the minutes of the February 25, 2020 Planning & Zoning Committee meeting, so moved by Alderman McGrogan, seconded by Alderman Key. All in favor and motion carried.

DOCKETS PRESENTED FOR REVIEW/CONSIDERATION

DOCKET 2020-06: Petition filed by David Courtright to allow a zoning change from R-1 Residential to B-1 Restricted Business for the purpose of operating a Law Office at 12624 S. Ridgeland Avenue (PIN: 24-30-406-014). Recommendation of the request was made by the P&Z Commission on 6/29/2020 as follows: 4 Yes, 2 No.

Mr. Courtright addressed the committee and explained his law practice concentrates in residential real estate, estate planning, and wills and trusts. He confirmed he will not reside at the location. The Committee asked questions to clarify parking and business hours. Mr. Courtright said occasionally clients will stop in and park in the drive along Ridgeland Avenue. He added evening hours would be rare, and for purposes of preparing for an occasional trial. The Committee also expressed their desire to ensure this property reverts back to R-1 upon transfer. This will be written in the Ordinance.

Alderman Key motioned to draft an ordinance allowing a zoning change from R-1 Residential to B-1 Restricted Business for the purpose of operating a Law Office at 12624 S. Ridgeland Avenue, subject to the property reverting back to R-1 upon property transfer, seconded by Alderman McGrogan, with a roll call vote as follows:

Yes (4): Clifford, Key, McGovern, McGrogan; No (0)

All in favor. Motion carried. **AGENDA**

DOCKET 2019-07: Petition filed by Santos Gonzales and Anna Moore for a variance to allow a pool to extend 3' beyond the building line, and 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). The original request was returned to the ZBA for additional consideration. This is a

Revised Variance Request. Recommendation of the request was made by the Zoning Board of Appeals on 2/3/2020 as follows: 6 Yes, 0 No.

Ms. Moore addressed the committee to explain her revised request. The committee suggested the ordinance be written to include “subject to approval by the City Engineer.”

Alderman Key motioned to draft an ordinance allowing a setback variance to allow a pool to extend 3’ beyond the building line, and 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, which will be subject to review by the City Engineer, seconded by Alderman McGrogan, with a roll call vote as follows:

Yes (2): Key, McGrogan; No (2): Clifford, McGovern
Motion failed. **AGENDA**

DOCKET 2020-07: Petition filed by Kevin Hauser for a Special Use in a B District, specifically at 7230 W. 127th Street (PIN 23-25-433-009) to operate a Chiropractor Medical Clinic. Recommendation of the request was made by the ZBA on 6/29/2020 as follows: 5 Yes, 0 No.

Mr. Hauser addressed the committee to explain his request. He has been working with Chris Kransberger. Alderman Clifford mentioned the building code violations, and clarified code violations are the responsibility of the building owner. Alderman Clifford asked about signage and asked Mr. Hauser to bring sign examples to the City Council meeting.

Alderman McGrogan motioned to draft an ordinance allowing a Chiropractor Medical Clinic to operate as a Special Use in a B District, specifically at 7230 W 127th Street (PIN 23-25-433-009) contingent upon issuance of occupancy permit by the Building Department, seconded by Alderman Key, with a roll call vote as follows:

Yes (4): Clifford, Key, McGovern, McGrogan; No (0)
All in favor. Motion carried. **AGENDA**

DOCKET 2020-08: Petition filed by Jon Silverberg on behalf of GW Palos Heights, LLC, to allow a 7-Eleven/ Mobile Mini-Mart Gas Station to operate as a Special Use at 7150 W College Drive, on the northeast Corner of Harlem Avenue and College Drive (PIN 24-19-306-005). This request failed to secure a recommendation from the ZBA on 6/29/2020 with a vote of: 0 Yes, 5 No.

Presentations were made by Mitch Goltz of GW Properties, Steve Cross of Cross Engineering, and Michael Stratus of Intrepid Properties (broker for Spectrum Properties). Mr. Goltz presented new renderings that included upgraded gateway elements and an explanation about the proposed retail lot and building immediately north of the gas station (Lot 2). The Committee asked questions about Lot 2 north of the gas station, including whether a tenant was secured. Mr. Goltz replied, no, adding without securing 7-Eleven it is difficult to secure a tenant for Lot 2. Alderman Key expressed concern about the upkeep of the current 7-Eleven/gas station located at 135th and Ridgeland Avenue. Alderman Key explained there is always garbage littering the property, and blowing onto adjacent properties. He added 7-Eleven has not been a good neighbor in Palos Heights. Mr. Goltz explained that the lease under which 7-Eleven at 135th & Ridgeland operates makes much of the maintenance and upkeep the responsibility of the owner. Conversely, the

lease under which the proposed 7-Eleven/Mobile will operate is a clean triple-net lease, making a large amount of maintenance and upkeep the responsibility of 7-Eleven/Mobile. This will greatly diminish, if not eliminate the problems cited at 135th & Ridgeland.

The committee asked questions about the future of gas stations given that many vehicle manufacturers are transitioning to electric-powered vehicles (EVs). Additionally, EVs are typically recharged at homes and places of businesses, not gas stations. Mr. Goltz added that no EV charging outlets are planned at this time, but could be considered in the future.

Mr. Goltz clarified for Alderman Clifford that no TIF funding is being requested for the project.

Steve Cross, Cross Engineering, explained this mixed use PUD complies with the City Commercial Area Design Standards, as well as the 2019 Comprehensive Plan. Spectrum Senior Living was designed with the corner lot in mind. The proposed 7-Eleven/Mobile development will, subject to MWRD and City approval, extend the walking path to connect with the Cal-Sag trail, as well as the east-flanking sidewalk along the bridge. Mr. Cross also mentioned that the motion contained on the agenda incorrectly includes a hypothetical size of the future building on Lot 2. At this time the exact size is unknown until a tenant is secured.

Michael Stratus spoke on behalf of Spectrum Properties to address questions about EV charging stations. He questioned whether EV owners would charge their vehicles at such a location, given that EV charging times are approximately an hour. Mr. Stratus also reported statistics from the listing broker of the property that only 3 offers were received in 17 months, and all offers involved automotive uses. Mr. Stratus believes development options for the property are limited due to population density and ingress/egress limitations, and he believes the siting and design of the gas station proposal is consistent with the City's 2019 Comprehensive Plan for gateway properties.

Bob Grossart then addressed the committee on behalf of the Palos Heights Business and Economic Advisory Committee. He stated that the committee does not support the gas station. Many people attended the ZBA meeting in opposition of the project. He distributed an article regarding the automotive industry transitioning to EVs, and stated this is the near future of personal vehicular travel. Alderman McGrogan said that with the addition of EV charging stations, motorists could shop in the area while they wait for their vehicle to charge.

Alderman Key reminded the Committee that this plan was rejected by all BEAC members and all ZBA members. The current 7-Eleven is not a good neighbor. There is no guarantee about a 2nd building and the residents do not want another gas station.

Alderman McGrogan motioned to draft an ordinance allowing a 7-Eleven/ Mobile Mini-Mart Gas Station to operate as a Special Use at 7150 W College Drive, or the northeast Corner of Harlem Avenue and College Drive (PIN 24-19-306-005), seconded by Alderman McGovern, with a roll call vote as follows:

Yes (2): McGovern, McGrogan; No (2): Clifford, Key

Motion failed. **AGENDA**

DOCKET 2020-09: Petition filed by Jon Silverberg on behalf of GW Palos Heights, LLC, requesting a Planned Unit Development consisting of a two-lot subdivision with a 7-Eleven/Mobile Gas Station containing an approximate 4,000-SF Mini-Mart convenience store located on Lot 1, and a retail building on Lot 2. The proposed PUD is located at the NE corner of Harlem Ave and College

Dr, and contained within PIN 24-19-306-005. This request failed to secure a recommendation from the P&Z Commission on 6/29/20 with a vote of: 0 Yes, 5 No.

Alderman McGrogan motioned to draft an ordinance allowing for a Planned Unit Development consisting of a two-lot subdivision with a 7-Eleven/Mobile Gas Station containing an approximate 4,000-SF Mini-Mart convenience store located on Lot 1, and a retail building on Lot 2. The proposed PUD is located at the NE corner of Harlem Ave and College Dr, and contained within PIN 24-19-306-005 seconded by Alderman McGovern, with a roll call vote as follows:

Yes (2): McGovern, McGrogan; No (2): Clifford, Key
Motion failed. **AGENDA**

Adjourn

Alderman Clifford motioned to adjourn, seconded by Alderman Key. All in favor, motion carried.

Meeting adjourned approximately at 8:35 pm

Respectfully submitted

Margaret Carey
Recording Secretary