

**JULY 21, 2020**  
**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL**  
**CITY OF PALOS HEIGHTS, COOK COUNTY, ILLINOIS**

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**I. CALL TO ORDER**

The Mayor called to order the regular meeting of the City of Palos Heights City Council at 7:00 p.m. in the City Administrative Center, 7607 W. College Drive, Palos Heights, IL

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

The Mayor led the invocation and Pledge of Allegiance.

**III. ROLL CALL**

Roll call indicated the following were present:

<i>Mayor</i>	Robert Straz	<i>Ward 1</i> Donald Bylut & Jeffrey Key
<i>City Clerk</i>	Thomas Kantas	<i>Ward 2</i> Jack Clifford & Robert Basso
<i>City Treasurer</i>	James Daemicke	<i>Ward 3</i> Dolores Kramarski & Brent Lewandowski
<i>City Attorney</i>	Tom Brown	<i>Ward 4</i> Jerry McGovern & Michael McGrogan

**V. SPECIAL PRESENTATIONS**

None

**VI. CONSENT AGENDA**

- A. Approval of Minutes: City Council Meeting, July 7, 2020
- B. Approval of Payroll and Voucher List for the period ending July 17, 2020.

Alderman Kramarski moved to approve the consent agenda seconded by Alderman Clifford.

On roll call, the motion to approve the Consent Agenda was:

Ayes: (8) Basso, Bylut, Clifford, Key, Kramarski, Lewandowski,  
McGovern, McGrogan

Nays: (0) None

**VII. OPENING OF SEALED BIDS**

None

**VII. REPORTS OF CITY OFFICIALS**

A. Mayor: Updated residents on the Census; as of July the City has a participation rate of 82.4% which exceeds that of neighboring municipalities. The incentive program initiated during the pandemic yielded 1,690 participants constituting \$79,715.00 of purchases. The Mayor thanked those residents participating having contributed to stimulating the economy during the pandemic. Phase 4 is underway and the City is acting in the best interest of the health of the residents consistent with all applicable guidelines. The pool is now open and there will be upcoming concerts in the park on August 6th and 20th along with several movies in the park as well. All information on these events is located on the City website.

B. Clerk: Delivered written submission by resident Clyde Behrens (11933 Harold) regarding the demonstration conducted at Community Park on June 12, 2020 specifically the issuance of any permits related to the use of public facilities.

C. Treasurer: Delivered Treasurer's Report for the month ending June, 2020 as follows:

General Fund:

Beginning cash balance \$4,307,605.11  
Revenues \$505,154.90  
Expenses \$804,906.25  
Other \$12,216.46  
Ending cash balance \$4,023,070.22

Total of All Funds:

Beginning cash balance \$19,418,787.56  
Revenues \$1,182,901.66  
Expenses \$1,319,781.91  
Other \$105,949.41  
Ending cash balance \$19,387,856.72

Alderman Bylut moved to approve the Treasurer's Report seconded by Alderman Kramarski. The motion carried by unanimous voice vote.

D. City Attorney: No Report

**VIII. COMMUNICATIONS**

Alderman McGrogan stated that a resident living at the northwest corner of Harlem and

131st requested grass and week maintenance along the roadway.

Alderman McGrogan conveyed communication regarding the proposed development at Route 83 and Harlem.

**IX. CITIZENS ADDRESSING THE CITY COUNCIL**

Clerk delivered a letter from Clyde Behrens (Attached) regarding the protesters demonstrating in the City in June

Clerk delivered a letter from Bob Grossart (Attached) regarding the development at Route 83.

**X. REPORTS OF STANDING COMMITTEES**

A. Finance—*Chairperson Alderman McGrogan*: Addressed proposed tax legislation pending in the State of Illinois.

B. Public Safety—*Chairperson Alderman McGovern*: No Report

C. Municipal Grounds and Property—*Chairperson Alderman Basso*: No Report. Alderman Bylut suggested the City install updated interior street signs.

D. Planning and Zoning—*Chairperson Alderman Clifford*:

- Alderman Clifford moved to authorize the City Attorney to draft an ordinance to allow a zoning change from R-1 Residential to B-1 Restricted Business for purposes of a Law Office to operate at 12624 S. Ridgeland Avenue, subject to the property reverting back to R-1 upon property transfer to an entity not associated with the law office, and a certified copy of the ordinance filed with the Cook County Recorder of Deeds. DOCKET 2020-06, petitioner David Courtright seconded by Alderman McGrogan.

Alderman Bylut stated that the parking area at the south of the home should be developed into a parking lot.

The motion carried by unanimous voice vote.

- Alderman Clifford moved to authorize the City Attorney to draft an ordinance to allow a Chiropractor Medical Clinic to operate as a Special Use in a B District at 7230 W. 127th Street contingent upon issuance of occupancy permit by the Building Department. DOCKET 2020-07: petitioner by Kevin Hauser seconded by Alderman Key.

Alderman Kramarski inquired on the professional status of the petitioner.

The motion carried by unanimous voice vote.

- Alderman Clifford moved to waive the rules to adopt the ordinance seconded by Alderman Key.
- On roll call, the motion to adopt the ordinance as directed above was as follows:

Ayes: (8)      Basso, Bylut, Clifford, Key, Kramarski, Lewandowski,  
 McGovern, McGrogan

Nays: (0)      None

With eight (8) affirmative votes the motion carried.

- Alderman Clifford moved to direct the City Attorney to draft an ordinance for a setback variance at 7400 W. Kiowa Lane, allowing a pool to extend 3 feet beyond the building line, and a fence to extend 10 feet beyond the building line and returning perpendicularly to the northwest corner of the house. Neither the pool nor fence will extend into the required 20-foot front yard of the two-lot block of Comanche Drive. All subject to review by the City Engineer. DOCKET 2019-07: petitioners filed by Santos Gonzales and Anna Moore seconded by Alderman Kramarski.

**NOTE: CHRONOLOGICALLY THIS MATTER WAS  
 ADDRESSED AFTER COMMITTEE REPORTS**

Alderman Key stated that he has visited the residence a number of times. The site is unconventional. There are two homes on the block. The adjacent home is set very near to the street. The procedure that the petitioners have gone through to make the request has been extensive. There is an underground pipe which petitioners have addressed. Alderman Key stated that given the unique situation of the lot the petitioners have addressed every request made by the City during an exhaustive procedural process. Alderman Key stated that by returning the matter to the ZBA at the direction of the City Council to address certain issues; the matters were addressed and should result in approval. The position of the home and the existing underground pipe results in a hardship to the resident furthering their cause and should be approved.

Alderman Clifford stated that the petitioners initially went back for committee approval because of the discovery of the underground pipe. The home to the north of the petitioners has a fence that complies with the code.

Alderman McGrogan stated the petitioners would prefer to appear in person and address the proposed variance. Alderman McGrogan is familiar with the area and stated that the sideyard to the east of the property. The petitioners want to improve the property and enhance their value. The petitioners want to install a fence that is identical to the neighbor.

Alderman Kramarski stated that public works will monitor the installation of the pool and is in favor of proceeding on the motion.

The motion carried by voice vote.

- E. Recreation—*Chairperson Alderman Key*: Reported that the first movie in the park will take place on July 30th at Myers Park by registration only.

- F. Roads and Construction—*Chairperson Alderman Kramarski*:

- Alderman Kramarski moved to approve a Resolution establishing Prevailing Wage on Public Works contracts seconded by Alderman Clifford.

On roll call, the motion to approve the resolution was as follows:

Ayes: (8) Basso, Bylut, Clifford, Key, Kramarski, Lewandowski,  
McGovern, McGrogan

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Commended public works on their effort in cleaning up after the recent storm

- G. License, Permits & Franchises—*Chairperson Alderman Lewandowski*:

- Alderman Lewandowski moved to approve the Release of Park Villa Nursing Home's Maintenance Bond seconded by Alderman Kramarski

On roll call, the motion to approve the release was as follows:

Ayes: (8) Basso, Bylut, Clifford, Key, Kramarski, Lewandowski,  
McGovern, McGrogan

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Lewandowski moved to approve a Driveway Request at 12859 Shoshone Road seconded by Alderman Key.

Alderman Kramarski stated the driveway exceeds allowable coverage.

The Mayor stated that the driveway conforms to that of other driveways in the neighborhood

Alderman Bylut stated that other homes in the neighborhood have similar driveways as well as in other neighborhoods in the City and that the request is not unusual to the area.

Alderman McGrogan stated that there shouldn't be a prohibition on residents attempting to improve their property and that such a driveway will enhance the property value. Alderman McGrogan stated that the proposal addresses certain safety issues with the property. Alderman McGrogan suggested that the ordinance itself should be reviewed.

Alderman Clifford stated the driveway exceeds the allowable minimum.

On roll call, the motion to approve the request was as follows:

Ayes: (5) Bylut, Key, Lewandowski,  
McGovern, McGrogan

Nays: (3) Basso, Clifford, Kramarski

With five (5) affirmative votes the motion carried.

H. Water and Sewer—*Chairperson Alderman Bylut: No Report*

**XI. REPORTS OF SPECIAL COMMITTEES**

A. Business/Economic Development: Alderman Key - No Report

B. Ad Hoc Cable TV: Alderman McGovern: No Report

**XII. OLD BUSINESS**

None

**XIII. NEW BUSINESS**

Alderman Kramarski stated that examination of the proposed tax referendum in the State of Illinois merits attention by the City; The driveway ordinance should be rescinded; School not in session should allow for a property tax bill reduction.

Alderman McGrogan stated he believes the driveway ordinance should be rescinded; residents seeking to improve their homes should be encouraged; gas stations are present on the perimeter of the City aside from Route 83 and Harlem.

**XIV. CITIZENS ASKING QUESTIONS REGARDING THE EVENING'S BUSINESS**

None

XV. CLOSED SESSION

None

XVI. ADJOURNMENT

At 8:00 p.m. the Mayor requested a motion to adjourn that passed unanimously.

Respectfully Submitted,  
PALOS HEIGHTS CITY CLERK

Thomas Kantas - by Margaret Carey Deputy City Clerk  
Thomas Kantas

8.5.20  
Date