

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes July 21, 2021

Call to Order

Chairman McGovern called the meeting to order at 6:00 p.m. on July 21, 2021. In attendance were: Chairman McGovern, Alderman Clifford, and Alderman Key. Alderman McGrogan was absent. Also present were Community Development Coordinator Ken Busse, Recording Secretary Liz Gutierrez, and the petitioners.

Approval of Minutes

Chairman McGovern called for approval of minutes of the April 21, 2021 Planning & Zoning meeting, seconded by Alderman Clifford. All in favor and motion carried.

New Business

DOCKET 2021-08: a petition filed by Jaya Vargheese, on behalf of Birch Hill Realty LLC as follows:

Motion: to allow a Seva Brands management office to operate as a B-1 Use in a B District, specifically at 11855 Southwest Highway, and contained within PIN 23-24-300-336-0000.

ZBA Vote: (Monday 07/12/21): 5 Yes, 0 No; Motion carried

Discussion

Charlene Ford, representing Jaya Vargheese, stated Seva Brands Management office is seeking approval to the above address as office space as a training space for the seven offices that are located in the suburbs. Currently, they do not have a space that would allow them to provide collective training sessions for their employees. They are currently seeking out a national chain to fill this space, so this would be a temporary use at this time.

Alderman McGovern inquired that this would be for temporary use. Ms. Ford confirmed this would be the case.

Community Development Coordinator Ken Busse explained that the ZBA amended the original motion to reflect an exclusive special use for Seva Brands management only.

Alderman McGovern moved to approve a Seva Brands management office to operate as a B-1 Use in a B District, specifically at 11855 Southwest Hwy, seconded by Alderman Key. All in favor, motion carried. **AGENDA**

Ken Busse advised the petitioner that this motion will go to the City Council meeting on Tuesday, August 3rd at 7pm and that they should plan on attending that meeting.

DOCKET 2021-04: a petition filed by William Shaughnessy:

Request withdrawn.

DOCKET 2021-05: a petition filed by Craig & Julie Demakes, as follows:

Motion: to allow a 3-foot Side Yard Setback along the east property line, in lieu of the required 10-foot Side Yard Setback, which variance is limited to the distance of the length of a detached garage in the rear yard of the residential property located at 6819 W. Evergreen Avenue, and contained within PIN # 24-31-108-013-0000.

ZBA vote (Monday 7/12/21): 5 Yes, 0 No; Motion carried

Discussion

Alderman Key questioned if there was a garage there at one time, Mr. Demakes stated there has never been a garage, but there was a shed at one time.

Alderman Clifford clarified that, according to the approximate 70-foot lot width, a side yard setback of just 7 feet is required, which is 10% of the lot width and less than 10 feet. Accordingly, the requested 3-foot setback is just 4 feet less than the lesser requirement of a 7-foot side yard setback, rather than a 10-foot side yard setback. So, the requested 3-foot setback is in lieu of a required 7-foot setback, or 10% of the 70-foot lot width.

Alderman McGovern moved to approve a 3-foot Side Yard Setback along the east property line, in lieu of the required Side Yard Setback of 10 feet or 10% of lot width, whichever is less, and which variance is limited to the distance of the length of a detached garage in the rear yard of the residential property located at 6819 W. Evergreen Avenue, seconded by Alderman Key. All in favor, motion carried. **AGENDA.**

Waive Rules: For purposes of construction expediency, the Petitioner requests the City Council waive the rules and adopt the ordinance at the same time of authorizing the ordinance be drafted.

Ken Busse advised the petitioner that this motion will go to the City Council meeting on Tuesday, August 3rd at 7pm and that they should plan on attending that meeting.

DOCKET 2021-06: a petition filed by Samir Nijmeh as follows:

Motion: to allow 6-foot privacy fence to extend beyond the southern building line to the south property line along the one-lot block of 126th Street, in lieu of the required 0 feet beyond the front building line, thence easterly to the east property line, thence northerly along the east property line to the north property line for the principal residence located on the corner lot at 12561 S. 68th Court, and contained within PIN 24-30-325-007-0000.

ZBA Vote (Monday 7/12/21): 4 Yes, 1 No; Motion carried

Discussion

Alderman Key confirmed with Mr. Nijmeh the placement of the fence along the south lot line, and once the 68th ROW is vacated the fence will extend to the new eastern lot line. Mr. Busse confirmed that the property owner is awaiting approval of the 68th Avenue ROW vacation before installing the fence.

Alderman McGovern asked if the fence would go into the backyard, Mr. Nijmeh confirmed that it will return from the south lot line and enclose the backyard.

Alderman Key made a motion to approve to allow a 6-foot privacy fence to extend beyond the southern building line to the south property line along the one-lot block of 126th Street, in lieu of the required 0 feet beyond the front building line, thence easterly to the east property line, thence northerly along the east property line to the north property line for the principal residence located on the corner lot at 12561 S. 68th Court, seconded by Alderman Clifford. All in favor, motion carried. **AGENDA**

Ken Busse advised the petitioner that this motion will go to the City Council meeting on Tuesday, August 3rd at 7pm and that he should plan on attending that meeting.

DOCKET 2021-07: a petition filed by Jeff Welsh as follows:

Motion: to allow an oversized detached garage containing an enclosed area of 1,200 square feet in lieu of 660 square feet, and a height of 17 feet in lieu of 15 feet, and a 6-foot Side Yard Setback along the west property line, in lieu of the required 10-foot Side Yard Setback, which Side Yard Setback variance is limited to the distance of the length of a detached garage in the rear yard of the residential property located at 7620 Carmichael Drive, and contained within PIN 23-25-301-095-0000.

ZBA vote (Monday 7/12/21) 5 yes 0 no; Motion carried

Discussion

Alderman McGovern is concerned about the size of the garage as presented.

Mr. Welsh explained that this garage would house two cars, a future boat and he would like to have an upper level office in the garage. Mr. Welsh further explained that their house does not have a basement or much storage space, so the garage would act as storage for the house, thereby adding extra space to the house. Eventually, they would convert the single car garage into living space for the house.

Alderman McGovern asked if the garage would be heated. Mr. Welsh stated the garage would be heated with an electric heater, rather than gas, and there would be no plumbing.

Alderman Key stated that he is concerned because there isn't a clear plan for the interior of the garage, which may be misused by in the future.

Alderman Clifford is concerned that the garage may become living space, and safety standards for garage construction are not the same as inhabited living space. Mr. Welsh assured that this would not be used as living space, but as storage and as an office space. Discussion ensued.

Overall, the Committee remained concerned over the height of the garage, as well as its larger size. The Committee remains unclear over the design and interior layout of the garage, as well as its possible future use. There remain safety concerns over a living area, or office, on the second level of a garage, which construction standards and ordinances are not equal to living areas for residences. The Committee stated they have insufficient information to vote on the matter, and recommended to Mr. and Mrs. Welsh that they take time to refine their plan and architectural drawings. After which they can return to the Committee for a vote on their variance request.

Mr. Ken Busse advised that they contact him when they are ready to submit their revised plans, and a follow up Committee meeting can be arranged.

Old Business

None

Adjourn

There being no further business, Chairman McGovern entertained a motion to adjourn, seconded by Alderman Key. All in favor and motion carried. Meeting adjourned at 6:55pm.

Respectfully submitted,

Liz Gutierrez
Recording Secretary