

AUGUST 4, 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 21, 2020
- B. Approval of Payroll and Voucher List for the period ending July 17, 2020.
- C. Approval of a tag days request from Knights of Columbus to conduct their annual Tootsie Roll Drive fundraiser in the City of Palos Heights on Friday, September 11 and Saturday, September 12.
- D. Approval of a tag days request from POW-R Sertoma Club to conduct their annual Candy Day fundraiser in the City of Palos Heights on Friday, September 18 and Saturday, September 19.
- E. Approval of a tag days request from Kiwanis of Palos Heights to conduct their annual Peanut Day fundraiser in the City of Palos Heights on Friday, September 25.

F. Approval of a tag days request from Blue Cap to conduct their annual fundraiser in the City of Palos Heights on Friday, October 2 and Saturday, October 3.

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

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

**VII. OPENING OF SEALED BIDS**

None

**VII. REPORTS OF CITY OFFICIALS**

- A. Mayor: Reported on the ongoing Farmers Market taking place on Wednesdays and an upcoming Concert in the Park on Thursday at Memorial Park at 7:30.
- B. Clerk: No Report
- C. Treasurer: No Report
- D. City Attorney: No Report

**VIII. COMMUNICATIONS**

None

**IX. CITIZENS ADDRESSING THE CITY COUNCIL**

- Bob Grossart (12904 Golfview) Chairman of the Business and Economic Development Committee stated that the proposed gas station at Route 83 and Harlem is inconsistent with the City's Comprehensive Plan which was the product of professional services and extensive community input. The Comprehensive Plan reflects the vision for Palos Heights. The proposed development received no support in the Zoning Board of Appeals, the Planning and Zoning Commission and the Business and Economic Development Committee. He urged the City Council to reject the proposal.
- Linda Schiappa (13442 Edinburgh Drive) opposes the proposed development at

Route 83 and Harlem. The gas station is not an appropriate use of the space and urged the City Council to reject the proposal.

- Steve Cross of Cross Engineering and Jon Silverbert of GW Property Group discussed the proposed development at Route 83 and Harlem. He stated that the proposed plan includes a “gateway” visible to residents and visitors. The gateway will include masonry walls, signage and landscaping. The development will include improved pedestrian crossing at the intersection of Harlem and College Drive. The 7-Eleven will provide a sidewalk along the east side of Harlem Avenue and access to the Cal-Sag Trail. 7-Eleven will bear responsibility for the underground storage tanks. If the store closes 7-Eleven bears the responsibility to remove the tanks not the operator or franchisee. The existing 7-Eleven space does not have any leasing restrictions. The additional lot to the north of the proposed development will likewise not have any leasing restrictions. The proposed 7-Eleven would be responsible for maintaining the property. He stated that the proposed development is intended to comply with the comprehensive plan along with all applicable state, local and federal regulations.
- Denise Hyker stated that the development does not reflect the City’s needs and should be rejected by the City Council.
- Intrepid Properties discussed the marketing and sale of the property indicating that 1,000 letters to prospective commercial tenants and developers were disseminated and targeted calls were made to prospective tenants as well. The property is not big enough to secure an anchor tenant dissuading other prospective tenants from seeking to lease or develop the property.
- CBRE a commercial brokerage firm discussed that 3 entities discussed developing the property all of whom were gas stations. The 7-Eleven will be aesthetically enhanced to conform to the area. The economic climate is precarious and commercial developers are not expanding at this time.
- Alderman McGrogan asked if the development would enhance the Lake Katherine and Cal-Sag Area.
- Alderman Clifford asked about the sidewalk providing access to the Cal-Sag Trail without having to cross Harlem and whether or not the development would include rest areas for pedestrians and bicyclists.
- Alderman McGrogan stated that the area under consideration has long been under consideration with little interest.
- Alderman Basso stated that comparisons to the existing property are inappropriate and that the City has not given a chance to develop that area in a different, more creative way. He stated that he opposes the proposal.
- Alderman Kramarski stated that there are no proposals under consideration for

this area and supports the development.

- Alderman Basso stated that past proposals have been debated in the past and that the development offers an opportunity for the City. Alderman Basso stated that this proposed gateway is not sufficient.
- Anthony Caciopo 12000 S. 69th Avenue questioned whether or not Palos Heights can support a sixth gas station and that aesthetically gas stations do not provide a pleasing appearance.

**X. REPORTS OF STANDING COMMITTEES**

- A. Finance—*Chairperson Alderman McGrogan*: No Report
- B. Public Safety—*Chairperson Alderman McGovern*: No Report
- C. Municipal Grounds and Property—*Chairperson Alderman Basso*:

- Alderman Basso moved to adopt an ordinance authorizing the sale at auction of vehicles owned by the City of Palos Heights Public Works Department seconded by Alderman Kramarski.

On roll call, the motion to authorize the sale was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Basso moved to approve the replacement of a broken salt storage garage door opener with tracks and maintenance on a second door by Hobbs Dock and Door in the amount of \$7,462.67. 9. Motion to approve the hire of Temple Display to install and remove 63 pole mounted holiday decorations around the City in the amount of \$8,069.75 seconded by Alderman Kramarski.

On roll call, the motion to approve the work was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

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

- Alderman Clifford to adopt an ordinance allowing 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 seconded by Alderman Key.

On roll call, the motion to authorize the zoning change was:

Ayes: (6) Clifford, Basso, Bylut, Key, Kramarski, Lewandowski,  
McGrogan

Nays: (0) McGovern, Basso

With six (6) affirmative votes the motion carried.

- Alderman Clifford moved to adopt an ordinance allowing 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. All subject to review by the City Engineer, and other conditions listed in the ordinance seconded by Alderman Key

On roll call, the motion to authorize the ordinance was:

Ayes: (6) Basso, Bylut, Clifford, Key, Kramarski, Lewandowski,  
McGrogan

Nays: (2) McGovern, Clifford

With six (6) affirmative votes the motion carried.

- Alderman Key moved to table the following two motions seconded by Alderman Basso.

On roll call, the motion to authorize the project was:

Ayes: (2) Basso, Key

Nays: (6) Bylut, Clifford, Kramarski, Lewandowski,

McGovern, McGrogan

With two (2) affirmative votes the motion was not agreed to.

- Alderman Key moved to refer the matter to Planning and Zoning Committee seconded by Alderman Basso. Alderman Key withdrew the motion.
- Alderman Clifford moved to direct the City Attorney 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 seconded by Alderman Kramarski.

On roll call, the motion to draft the ordinance was:

Ayes: (6) Clifford, Basso, Bylut, Clifford, Key, Kramarski,  
Lewandowski, McGrogan

Nays: (2) Basso, Key

With six (6) affirmative votes the motion carried.

- Alderman Clifford moved to direct the City Attorney 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 Drive seconded by Alderman Kramarski

On roll call, the motion to authorize the ordinance was:

Ayes: (6) Bylut, Clifford, Kramarski, Lewandowski,  
McGrogan

Nays: (2) Basso, Key

With six (6) affirmative votes the motion carried.

- E. Recreation—*Chairperson Alderman Key:* Reported that residents must pre register for concerns and events in the park by calling the Rec Center.
- F. Roads and Construction—*Chairperson Alderman Kramarski:* No Report
- G. License, Permits & Franchises—*Chairperson Alderman Lewandowski:* No Report
- H. Water and Sewer—*Chairperson Alderman Bylut:*
  - Alderman Bylut moved to approve awarding the 2020 Manhole Rehabilitation

Project to Kim Construction in the amount of \$386,517.00 seconded by Alderman Clifford.

On roll call, the motion to authorize the project was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve awarding the 2020 CIPP Lining Project to Insituform Technologies in the amount of \$181,902.00 seconded by Alderman Clifford.

On roll call, the motion to authorize the project was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve proceeding with ME Simpson for the year-two of three for the Hydrant Flow Testing in the amount of \$16,320.00 seconded by Alderman Lewandowski.

On roll call, the motion to authorize the project was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve a payment to RJN Group for professional engineering services rendered in the month of June, 2020 totaling \$7,977.50 seconded by Alderman Lewandowski

On roll call, the motion to authorize the payment was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve construction engineering services with RJN Group for the 2020 CIPP Lining project in the amount not to exceed \$23,400.00 seconded by Alderman McGrogan

On roll call, the motion to authorize the project was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve the extension of services for the 2020 On-Call engineering with RJN Group in the amount of \$10,000.00 for a total of \$25,000.00. This is a \$10,000.00 extension to the original amount of \$15,000.00 seconded by Alderman Lewandowski.

On roll call, the motion to authorize the project was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

## **XI. REPORTS OF SPECIAL COMMITTEES**

- A. Business/Economic Development: Alderman Key - Alderman Key reported that although pandemic restrictions have been eased, it is imperative to support local businesses during this time.
- B. Ad Hoc Cable TV: Alderman McGovern: No Report

## **XII. OLD BUSINESS**

Alderman McGrogan stated that regarding the proposed Route 83 development, financing commercial projects are difficult in this economic climate.

Alderman Clifford urged residents to adhere to social distancing and other measures to protect themselves during the pandemic.



Alderman Kramarski stated that public works and the police department are doing excellent job during the pandemic.

Alderman Key stated that concerts and movies in the park are sponsored by CNB Bank

**XIII. NEW BUSINESS**

None

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

None

**XV. CLOSED SESSION**

Alderman Bylut moved to recess to Executive Session for the purpose of discussing personnel under Section 2(c)(1) of the Open Meetings Act seconded by Alderman Kramarski. The motion carried by unanimous voice vote.

Alderman Kramarski moved to reconvene into open session seconded by Alderman Bylut. The motion carried by unanimous voice vote.

Alderman McGrogan moved to accept retirement letter and terms of retirement agreement for Deputy Chief David Delaney seconded by Alderman Kramarski. The motion carried by unanimous voice vote.

**XVI. ADJOURNMENT**

At 9:00 p.m. the Mayor requested a motion to adjourn that passed unanimously.

Respectfully Submitted,  
**PALOS HEIGHTS CITY CLERK**

Thomas Kantas  
Thomas Kantas by Margaret Carey  
Deputy City Clerk

8.18.2020

Date