

CITY OF PALOS HEIGHTS



Planning and Zoning Committee Meeting Minutes August 23, 2022

CALL TO ORDER

Chairman McGovern called the meeting to order at 7:02 p.m. on August 23, 2022. In attendance were: Chairman McGovern, Alderman Clifford, Alderman Key and by phone, Alderman McGrogan. Also present were Community Development Coordinator Ken Busse, Recording Secretary Morgan Pukula and 3 guests.

APPROVAL OF MINUTES

Chairman McGovern called for approval of minutes of the July 26, 2022 Planning & Zoning meeting, seconded by Alderman Clifford. All in favor and motion carried.

NEW BUSINESS

PUD Ordinance O-15-20: Request for Deadline Extension by CIMA Developers and The PRIDE Stores

Subject Property: LOT 2 in the Spectrum Palos Heights, commonly known as 7150 W. 119th Street, containing ~2.85 acres at the NE corner of Harlem Avenue and 119th Street, and identified with PIN 24-19-306-005-0000.

Steve and Kevin Griffin of Eugene L. Griffin & Associates, Ltd. (or “**Griffin**”) were in attendance, and spoke on behalf of CIMA Developers and The PRIDE Stores in regards to the request for a PUD deadline extension. Kevin stated that the city approved a PUD deadline extension on July 20, 2022 for the previous property owner. Since then, CIMA purchased the property on December 28, 2022. Immediately after purchasing, CIMA began plans to improve the site. Unfortunately, due to ongoing supply chain disruptions stemming from Covid-19, the project start date has been delayed on a number of occasions. Specifically, ongoing delays in the shipping and delivery of underground storage tanks have prevented CIMA to commence construction. At the beginning of 2022, there was a 15-20 month delay due to backorders.

CIMA’s deadline extension request is for a 12-month extension for filing an initial construction permit, a 24-month extension for all construction to commence, and lastly a 30-month extension for all construction to be completed. Griffin noted that these requested deadline extension are relative to the date of beginning the granted extension. They also relate to time line sequencing in the City’s PUD Code.

Griffin reports that CIMA has recently received full architectural plans and has ordered civil plans. CIMA anticipates to meet all deadlines, assuming there are no further disruptions.

Discussion

Alderman Key raised concerns over the extent of requested extensions. Griffin explained that the deadline extensions are not cumulative. For example, the requested extension does not together add up to a 66-month extension. Instead, it is a 30-month total extension, and will cause the project to be completed no later than February 28, 2025, or 30 months from the beginning of the granted extension. This deadline sequencing time line is contained in the City’s PUD Code.

Alderman McGovern suggested the 30-month completion be shortened to a 24-month period. However, Griffin could not comment on a possible shorter time line, since they are simply representing CIMA and The PRIDE stores. Griffin will pass along the suggestion to CIMA to see whether it is possible. Griffin added that the delay in receiving the underground fueling tanks is the biggest hurdle for commencing the project.

Alderman Clifford noted that the property must be maintained until work begins because of the eyesore it is starting to become. Griffin agreed to bring this up to their client. Alderman Clifford said this should be done in a timely manner so the property looks like there is development being completed. He suggested CIMA placing on the property a “COMING SOON” sign with an elevation of the property. This will assist with communicating with residence that improvements are coming soon.

Alderman Clifford asked for design options of the gasoline roof kiosks be submitted to Ken Busse for review. Griffin stated they would send them to Mr. Busse along with the most current building designs, as well.

Alderman Key stated he can understand the supply chain delay. Nonetheless, he remains concerned over further delays.

Alderman McGovern motioned to approve the extension of the CIMA and PRIDE Stores, seconded by Alderman Clifford. During discussion Alderman McGovern suggested to waive the rules to adopt the Ordinance, thereby speeding up the time for approval. On a voice vote, the motion and waiving the rules passed, with Alderman Key abstaining. Motion carried. **AGENDA** – see Motions below.

Motion Review:

The next meeting, September 6, 2022, city council will:

1. Motion to direct the City Attorney to draft an Ordinance granting requested deadline extensions in connection with PUD Ordinance O-15-20 for the 2.5-acre lot at the NE corner of Harlem Avenue and College Drive, commonly known as 7150 W College Drive.
2. Motion to wave the rules to adopt the Ordinance.
3. Motion to adopt the Ordinance granting requested deadline extensions in connection with PUD Ordinance O-15-20 for the 2.85-acre lot at the NE corner of Harlem Avenue and College Drive, commonly known as 7150 W College Drive.

OLD BUSINESS

None.

ADJOURN

There being no further business, Alderman McGovern called a motion to adjourn, seconded by Alderman Key. All in favor and motion carried. Meeting adjourned at 7:22 pm.

Respectfully submitted,
Morgan Pukula
Recording Secretary