



SEPTEMBER 6, 2022

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
PALOS HEIGHTS, ILLINOIS**

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

IV. SPECIAL PRESENTATIONS

Alderman Clifford announced that the Field of Honor will take place on September 10th at 11:00 AM at Moraine Valley featuring a field of American Flags each honoring American members of the armed forces. Alderman Clifford presented Alderman McGovern with a flag in honor of his service in the Marines during the Vietnam War.

V. CONSENT AGENDA

- A. Approval of Minutes: City Council Meeting – August 16, 2022
- B. Approval of Payroll and Voucher List for the period ending August 26, 2022.
- C. Approval of a request from the Girl Scouts of Greater Chicago and Northwest Indiana to allow local girl scouts to conduct their annual Fall Products Program from September 23-October 19, 2022.
- D. Approval of a request from Knights of Columbus to conduct tag days on designated corners in Palos Heights in accordance with the City’s Code on September 16th and 17th, 2022.
- E. Approval of Ordinance allowing an oversized detached garage containing an enclosed area of 864 SF in lieu of 660 square feet, and a height of 17’ 1” 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.

Alderman McGrogan moved to approve the consent agenda seconded by Alderman McGovern.

On roll call, the motion to approve the Consent Agenda Items A, B, C and D was:

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

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

Ayes: (7) Bylut, Begley, Clifford, Key, Lewandowski
McGrogan, McGovern

Nays: (1) Basso

With seven (7) affirmative votes the motion carried.

VI. OPENING OF SEALED BIDS

Ground Level Reservoir

ERA Valdivia Contractors	\$1,874,800.00	Bond Attached
Tecorp, Inc.	\$2,358,628.00	Bond Attached

Alderman Bylut moved to send the bids to the Water and Sewer committee for review seconded by Alderman Key. The motion carried by unanimous voice vote.

VII. REPORTS OF CITY OFFICIALS

- A. Mayor: No Report
- B. Clerk: No Report
- C. Treasurer: No Report
- D. City Attorney: No Report

VIII. COMMUNICATIONS

Alderman Key announced that the Palos Heights Women's Club is sponsoring a blood drive Saturday at the Fire Department at 123rd and Harlem.

Alderman McGrogan stated that the recent settlement with ComEd does not sufficiently compensate citizens and that the majority of the settlement goes to the State of Illinois.

IX. CITIZENS ADDRESSING THE CITY COUNCIL

- Linda Schiappa 13142 Edinburgh Drive spoke on behalf of the Recreation Advisory Board to share her concerns regarding the proposed ordinance under consideration this evening. Ms. Schiappa stated that the ordinance does not adequately allow the committee to provide the guidance it has historically provided.
- Joan Devito of 12232 S. 71st Avenue addressed the proposed zoning change at 12303 S. 71st Court. Ms. Devito articulated her objections to the proposed change stating that it is located in a residential neighborhood, the noise levels will increase due to greater traffic and noise levels will exceed the 11 PM curfew. Lighting of the parking lot will disturb residences, garbage and debris will increase. The Comprehensive Plan states that prospective residents are looking for

good schools, housing options, and a strong community, not necessarily shops and restaurants. Residents are established and committed to the community while businesses come and go. The proposed parking lot is not compatible with a residential neighborhood. During a 1995 City Council meeting when the parking situation was addressed, an Aldeman stated that the existing parking is communal and businesses cannot designate and restrict parking. Current signage is adequate to allow for common and shared parking. Certain existing businesses and the parking lot require repair. The proposed lot will allow traffic to cut through 123rd Street. The existing ordinances regulating noise levels and the disturbance of the peace should be enforced and that surrounding neighborhoods should be buffered from the businesses. The proposed parking lot is not compatible with the neighborhood and will diminish property values of the adjacent residents. The needs of the residents should be respected and that home values will permanently decrease because of the parking lot.

- Caitlin Drottar 12302 S. 71st Avenue stated that she opposes the proposed parking lot. Ms. Drottar lives directly east of the proposed parking lot. The lot is unanimously opposed by the neighborhood; the 2019 Comprehensive Plan indicates that the median age of residents is rising and that there is a need to attract newer families and revitalize the community. The parking lot is unnecessary and the existing municipal lot is sufficient for existing business needs. The budget allocation for the parking lot can be better used to make the business district more attractive to residents other than by the construction of the new parking lot. Existing businesses have ample parking with the existing parking in place. The proposed lot will serve as a valet parking lot and residents should not have to pay for this type of expenditure. The residents oppose the measure and their position should be respected.
- Dr. Jim Draguesku stated that he has resided and practiced medicine in Palos Heights for over 30 years. It was a dream that his daughter, Ms. Drottar, return to Palos Heights where she grew up to raise her family and that the proposed parking lot is directly behind their home. Ms. Drottar recently purchased the home and the lot will impair her enjoyment of the area.
- Brad Lorch 12312 S. 71st Avenue opposes the proposed parking lot and stated that it will set a bad precedent to allow the City to rezone a residential lot for business uses. Any resident with a drastic change such as this one would oppose the measure. The existing parking is sufficient to accommodate businesses in the area. The residents are frustrated with the measure and is unnecessary. The business community should be able to utilize the current parking without the construction of this parking lot and urged the Council to reject the measure.
- Dr. Dan Nickelson 12313 S. 71st Court stated that he opposes the parking lot. Every resident in the 2nd Ward opposes the measure and that the proposal does not adequately take into consideration the position of the residents.

X. REPORTS OF STANDING COMMITTEES

- A. Finance—*Chairperson Alderman McGrogan*: No Report
- B. Public Safety—*Chairperson Alderman Basso*: Alderman Basso alerted residents to phone scams, the Police SCRAM program is a voluntary registration program which allows residents to share video doorbell cameras to assist the police in the event of an incident in the neighborhood.
- C. Municipal Grounds and Property—*Chairperson Alderman Begley*:
 - Alderman Begley moved to approve sealcoating for the City Hall parking lot and the Municipal parking lot in the amount of \$8,900.00 with Seal-Rite Asphalt Maintenance seconded by Alderman Lewandowski.

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Begley introduced a measure regarding the City Hall/ Southwest Central Dispatch remodeling proposal. Specifically the measure would relocate Channel 4 to the Southwest Central Dispatch center which is currently not occupied. The Building Department would be relocated to the front of City Hall with the Administrative offices moving to the rear of City Hall. The measure would be a more efficient use of space and would update current facilities.
- D. Planning and Zoning—*Chairperson Alderman McGovern*:
 - Alderman McGovern moved to direct the City Attorney to draft an Ordinance granting requested deadline extension 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 (PIN 24-19-306-005) seconded by Alderman Clifford. The motion carried by voice vote.
 - Alderman McGovern moved to waive the rules to adopt the Ordinance seconded by Alderman Clifford. The motion carried by voice vote.

- Alderman McGovern moved 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 (PIN 24-19-306-005) seconded by Alderman Clifford.

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

Ayes: (7) Bylut, Begley, Clifford, Key, Lewandowski
McGrogan, McGovern

Nays: (1) Basso

With seven (7) affirmative votes the motion carried.

- Alderman McGovern moved to approve a zoning change from R-1 Residential to B Business for purposes of constructing and operating a Special Use Municipal Parking Lot at 12303 S. 71st Court (PIN 24-30-301-001) seconded by Alderman Key.

Alderman Key stated that the subject of parking in the business district has received much attention for many years and that the Business and Economic Development Committee has previously considered the measure at issue before the Council. In 2019 the committee presented an update to the Comprehensive Plan to “preserve and bolster the commercial viability of the old palos shopping district the City should consider the acquisition of key parcels of the creation of parking along the side streets at 71st and 72nd Court to accommodate parking demand. Priority should be given to parcels located along the east side of 71st court and the west side of 72nd court. The acquisition of parcels along these streets would preserve the business frontage.” The City explored the possibility of on-street parking measures that were rejected due to cost and the easement owned by the City would be given away to parking. The measure to construct the parking lot was a product of deliberate consideration that was discussed at a number of meetings. The residents objecting to the lot raised concerns about noise and garbage from the businesses, potholes in the parking lots and unused existing parking, and potential flooding issues. The concerns raised about the condition of existing parking lots, noise, light and garbage are legitimate concerns and the City should enforce the ordinances and that residents should expect the City to enforce them accordingly. The residents’ concerns should be respected but that the Franklins’ parking lot is positioned in a similar location and there have been no complaints about noise, lighting, excessive traffic or flooding. The future of the business district requires new investment to develop additional parking to attract

- F. Roads and Construction - Chairperson Alderman Clifford: Reported on the ongoing progress of roads construction in the City. The flashing light signals at the Rec Center will be ready for installation by the end of September.
- G. License, Permits & Franchises: Chairperson Alderman Lewandowski: No Report
- H. Water and Sewer—*Chairperson Alderman Bylut:*
 - Alderman Bylut moved to approve payment for professional services with RJN Group for the 2022 Sewer Rehab Design and Construction and On-Call Sewer System Services for the month of July in the amount of \$4,054.95 seconded by Alderman Begley.

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve payment for the professional services with Strand Associates, Inc. for the College Drive 16-inch Water Main CIP Engineering and the IEPA Project Plan for the months of April to July in the amount of \$35,280.86 seconded by Alderman Clifford.

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

- Alderman Bylut moved to approve awarding the 2022 Sewer Rehabilitation Program to National Power Rodding Corp. In the bid amount of \$473,370.55 seconded by Alderman Key.

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

XI. REPORTS OF SPECIAL COMMITTEES

- A. Business/Economic Development: Alderman Key - Reported that last week was move in day at Trinity which featured a Welcome Back program which local businesses offered donations to the students and their families. Alderman Key thanked Great American Bagel, Andy's, Lou Malnati's, Aurelios and Jimmy Johns who donated to the event.
- B. Ad Hoc Cable TV: Alderman McGovern - No Report

XII. OLD BUSINESS

Alderman Basso reminded residents to follow the chipper service guidelines.

XIII. NEW BUSINESS

Alderman Key discussed proposed Community Park improvements to the east side of the park and moved to approve changes to Community Park in the amount of \$9,975.00 seconded by Alderman Begley.

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

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

Nays: (0) None

With eight (8) affirmative votes the motion carried.

XIV. CITIZENS ASKING QUESTIONS REGARDING THE EVENING'S BUSINESS

None

XV. ADJOURNMENT

At 8:09 p.m. the Mayor requested a motion to adjourn that passed unanimously.

Respectfully Submitted,

PALOS HEIGHTS CITY CLERK

Thomas Kantas

Date

