

MINUTES OF THE BOARD OF COMMISSIONERS' MEETING

HELD ON AUGUST 12, 2019

The Board of Commissioners of the Village of Palos Park, Cook County, Illinois held its regular meeting on Monday, August 12, 2019.

MAYOR FOR THE DAY – SARAH FAUSTINO – Mayor Mahoney introduced Sarah Faustino as our “Mayor for the Day”. The Faustino Family received this experience through a Palos School District 118 fundraiser. Sarah is an eighth grader at Palos South Middle School, plays volleyball at Our Lady of the Woods Parish, and is a member of Girl Scout Troop 50223. She has future hopes of attending law school and going into politics.

Sarah Faustino called the meeting to order at 7:35 p.m. Answering to roll call were Commissioners Milovich-Walters, Polk, Pavlatos, “Mayor for the Day, Sarah Faustino, and Mayor Mahoney. Commissioner Reed was not in attendance.

Also in attendance were Marie Arrigoni, Village Clerk; Rick Boehm, Village Manager; Tom Bayer, Village Attorney; Howard Jablecki, Assistant Village Attorney; Lauren Pruss, Community Development Director; Mike Sibrava, Public Works Director; Barb Maziarek, Finance Director; Mose Rickey, Parks and Recreation Director; Kathy May, Administrative Analyst and Cathy Gabel, Deputy Village Clerk.

APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING HELD ON JULY 8, 2019: Commissioner Milovich-Walters moved, seconded by Commissioner Polk, to approve the minutes of the Regular Council Meeting held on July 8, 2019 as presented.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

RECOGNITIONS/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS:

CONSTITUTION WEEK – Mayor Mahoney proclaimed September 17-23 Constitution Week. The concept of Constitution Week began with a Daughters of the American Revolution resolution in 1955. Congress later followed suit in 1956, passing Public Law 915.

HEARINGS: None

CONSENT AGENDA

All items on the consent agenda are routine or have been brought forward at the direction of the Board of Commissioners and will be enacted with one motion. If discussion is desired, that item will be removed from the consent agenda and considered separately.

Commissioner Polk moved, seconded by Commissioner Milovich-Walters to:

- A. approve the Palos Park Woman’s Club Raffle License and Raffle Manager Bond Waiver Request for raffle to be held on September 14, 2019 at the Palos Park Library
- B. approve the Palos Professional Firefighters Raffle License and Raffle Manager Bond Waiver Request for raffle to be held on Friday, September 27, 2019

- C. To approve Palos Park Library's Application for the State of Illinois Special Event Retailer's Liquor License for "*2nd Annual Stacks after Dark: Beer & Wine Event*" to be held on September 14, 2019 at the Palos Park Public Library
- D. approve Granite City Brewery's Application for the State of Illinois Special Use Liquor License for "*2nd Annual Stacks after Dark: Beer & Wine Event*" to be held on September 14, 2019 at the Palos Park Public Library
- E. approve Wild Blossom Winery and Meadery's Application for the State of Illinois Special Use Liquor License for "*2nd Annual Stacks after Dark: Beer & Wine Event*" to be held on September 14, 2019 at the Palos Park Public Library
- F. ratify payment of invoices on the Warrant List dated July 22, 2019 in the amount of \$72,144.48
- G. approve payment of invoices on the Warrant List dated August 12, 2019 in the amount of \$180,964.34
- H. approve the Supplemental Warrant List dated August 12, 2019 for manual checks, payroll, and recurring wire transfers in the amount of \$416,270.25

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

OLD BUSINESS: None

BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS:

COMMERCIAL PLANNED DEVELOPMENT IN THE B-1 LIMITED RETAIL BUSINESS DISTRICT, COMMERCIAL CONSTRUCTION AND LANDSCAPING REVIEW, PARKING LOT LIGHTING APPROVAL AND CERTAIN DEVELOPMENT ALLOWANCES RELATED THERTO (12300 S. LAGRANGE ROAD AND 9540 W. 123RD STREET): An application was filed by Wu & Tran Palos Park, LLC requesting approval of a Commercial Planned Development in the B-1 Limited Retail Business District, Commercial Construction and Landscaping Review, Parking Lot Lighting approval and certain development allowances related to property commonly known as 12300 S. LaGrange Road and 9540 W. 123rd Street in Palos Park. Site development allowances include a variation from the fifteen foot parking setback required by Section 1282.09(e) from the North property line of the Subject Property to allow for a six foot seven and one-half inch setback; a variation from the fifteen foot landscape buffer setback required by Section 1461.01(4) from the North property line of the Subject Property to allow for a six foot seven and one-half inch setback; and a variation from the fifteen foot setback for an accessory structure (garbage dumpster) required by Section 1286.06(b)(5) from the North property line of the Subject Property to allow for a six foot seven and one-half inch setback to renovate an existing vacant restaurant and construct 4,158.48 square feet in additions and to renovate and expand the existing vacant parking lot. A traditional Japanese garden is also proposed between the building and 123rd Street at the location of the existing main entrance and will be complemented by a fence and pergola in traditional Japanese design. The applicant also submitted an Economic Analysis that estimates the proposed renovations and new restaurant should result in approximately \$10,665.00 in aggregate new property tax revenues for all districts and \$192,000.00 in new sales tax revenue to the Village.

On July 18, 2019 Plan Commission held a Public Hearing and recommended approval (5-1) of the requested Commercial Planned Development, the Commercial Construction and Landscaping Review, and Parking Lot Lighting Review and certain development allowances. Site development allowances shall be subject to the following:

- A. The commercial development on the Subject Property shall be constructed in accordance with the following plans, all attached hereto as **GROUP EXHIBIT A**:
 - (1) Tree Removal Plan and Details, sheet X-2.1, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (2) Renderings, sheets X-5.0 – X-5.1, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (3) Elevations, sheets X-3.0 and X-4, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (4) Signage, sheet X-2.2, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (5) Photometrics, sheet X-6, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (6) Landscape Plan, sheet L1, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (7) First Floor Presentation, sheet X-1.0, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (8) Site Plan, sheet X-2, prepared by Architectural Studio, Ltd., and dated February 9, 2019.
 - (9) Site Drainage Plan, sheet 1 of 1, prepared by Rogina Engineers & Surveyors, and dated June 25, 2019.
- B. The proposed plans shall be revised to provide a “Do not block intersection” sign just east of the full access driveway.
- C. The construction plans shall provide irrigation for all landscape yards.
- D. Applicant shall work with staff to preserve as many existing specimen trees as possible, including modifying the perimeter of the proposed parking lot and reducing parking spaces if necessary.
- E. The height of the proposed pergola at the Japanese garden shall be reduced to 9 feet.
- F. The applicant shall work with staff to modify the volume control structure located east of the easterly driveway entrance to minimize impacts on trees.
- G. The applicant shall obtain IDOT approval for the proposed driveway modifications and shall be permitted to make minor revisions to the parking lot in response to IDOT comments if necessary.
- H. The applicant shall obtain final engineering and MWRD approval for the proposed parking lot modifications and shall be permitted to make minor revisions to the plans in response to MWRD comments if necessary.

Mayor Mahoney opened up the meeting to audience members having questions/comments about the proposed restaurant. Phyllis Adams asked for clarification about a second floor addition.

Commissioner Milovich-Walters moved, seconded by Commissioner Pavlatos, to adopt Ordinance 2019-16 Approving a Commercial Planned Development in the B-1 Limited Retail Business District, Granting Commercial Construction and Landscaping Review, Granting Parking Lot Lighting approval and Granting Certain Site Development Allowances Related Thereto to include the revision of Section 4 where the site development allowances to the Commercial Planned Development were further clarified.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Milovich-Walters, Pavlatos, Polk, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

ORDINANCE APPROVING A TWO (2) LOT SUBDIVISION AND A LOT WIDTH VARIATION IN RELATION THERETO (LION HOUSE SUBDIVISION -- 12516 SOUTH 91ST AVENUE): An application was filed by Linda Getto requesting a subdivision of one 2.045 acre lot into two (2) lots to include a one acre vacant lot and one 1.045 acre lot with an existing residence and garage. The lot is located at the northwest corner of South 91st Avenue and West 126th Street. It has 298.33 of frontage on West 126th Street and 298.53 feet of frontage on South 91st Avenue. To create a new buildable lot, a minimum lot width of 150 feet must be provided at the required building setback, which in this case is 100 feet from West 126th Street. Palos Park's Zoning Ordinance allows Village Council to grant a variance of the lot width. As such, the applicant is requesting approval of a 3.29 foot variation (2.194%) from the 150.00 foot minimum lot width at the building set-back line requirement of Section 1268.02(c) of the Palos Park Village Code (decreasing the required lot width at the building set-back line to 146.71 feet).

Plan Commission held a Public Hearing and recommended approval (6-0) of the proposed subdivision and requested lot width variance.

One audience member, Mary Ann Hanson, expressed her objection to the approval of the two (2) lot subdivision and a lot width variation in relation thereto (Lion House Subdivision - 12516 South 91st Avenue).

Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to adopt an Ordinance approving a two (2) lot subdivision and a lot width variation in relation thereto (Lion House Subdivision - 12516 South 91st Avenue).

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

INFORMATION & UPDATES:

COMMISSIONER OF PUBLIC WORKS AND STREETS/RECREATION & PARKS, NICOLE MILOVICH-WALTERS:

NEW STREET SIGNS: Commissioner Milovich-Walters reported the Public Works Department replaces street signs in sections of the Village to meet the new reflective requirements of the Federal Government. \$13,000.00 was budgeted for Fiscal Year 2020 to replace signs. Replacement signs would be installed in the Kimber Trails area, the Forest View area, and the area between 88th Avenue, 93rd Avenue, 123rd Street and 126th Street.

Commissioner Milovich-Walters moved, seconded by Commissioner Polk, to approve the proposal from Traffic Control & Protection, Inc in the amount of \$12,938.95 to replace 80 street signs with new powder coated poles and brackets.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

IDOT RESURFACING: Commissioner Milovich-Walters reported Illinois Department of Transportation (IDOT) is resurfacing LaGrange Road from 111th Street to Creek Road. Residents are reminded to please watch for traffic pattern changes.

COMMISSIONER OF BUILDING & PUBLIC PROPERTY, G. DARRYL REED:

BUILDING DEPARTMENT REPORT: In Commissioner Reed's absence Mayor Mahoney reported the Building Department issued thirty-six (36) permits from July 3, 2019 – August 5, 2019 resulting in \$16,920.98 in fees. Sixty-three (63) inspections were completed during this time. No occupancy permits were issued.

COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:

POLICE ACTIVITY REPORT: Commissioner Polk reported the Police Department received 4,701 calls for service from July 8, 2019 through August 11, 2019. Palos Park Police also issued 110 adjudication tickets, 78 traffic tickets, 144 written warnings, 62 verbal warnings, completed 67 case reports, arrested 13 adults, 0 juveniles, 5 impounds, 69 senior checks, 72 citizen assists and 162 community contact hours.

AUTUMN IN THE PARK ROAD CLOSURE: Commissioner Polk reminded residents that on Saturday, September 21st, 123rd Street (McCarthy Road) will be closed between 96th Avenue (LaGrange Road) and 80th Avenue from 9:00 a.m. to 1:00 p.m. The Autumn in the Park parade steps off at 11:00 a.m. from the Metra Train Station (8200 W. 123rd Street) and ends on the Village Green. Residents are asked to adjust their plans accordingly. If you have any questions or concerns, please feel free to call the Police Department at 708.671.3770.

COMMISSIONER OF ACCOUNTS AND FINANCES, JAMES PAVLATOS: Commissioner Pavlatos had no formal report this evening.

MAYOR'S REPORT: Mayor Mahoney had no formal report this evening.

CLERK'S REPORT: Clerk Arrigoni had no formal report this evening.

MANAGER'S REPORT:

VOLUNTARY DISCONNECTION OF 4.76 ACRES OF PROPERTY PETITIONED BY COOK GOLF PROPERTIES, INC.: Manager Boehm recounted the Village of Palos Park annexed Cog Hill Golf and Country Club in February 2016 pursuant to a Petition for Annexation filed by Cook Golf Properties, Inc. and Pine Meadows Golf Club, Inc. As part of this annexation there were two (2) vacant parcels which are physically separate from the golf courses to the north of Main Street (Chicago-Joliet Road). These parcels are surrounded by industrial uses. The smaller of the two parcels is a triangular shaped parcel consisting of 4.76 acres of property with four PINs. This parcel is still owned by Cook Golf Properties, Inc. They have submitted a Petition for Disconnection. A certificate from Cook County showing all taxes paid was received August 8, 2019. The larger parcel (approximately 20 acres) located at 13105 Main Street was sold by the Jemsek Family to Albany Land Trust. They too are asking the Village to voluntarily disconnect this parcel. To date, they have not filed the appropriate petition and paperwork with the Village. The Village can direct them to file the appropriate paperwork for consideration of voluntary disconnection.

Commissioner Milovich-Walters moved, seconded by Commissioner Polk, to acknowledge receipt of a Petition for Disconnection and Cook County Clerk's certificate of paid taxes for a parcel of property owned by Cook Golf Properties, Inc. and to direct staff to place the item on the September 9, 2019 agenda for consideration of a potential ordinance disconnecting the property.

On the call of the roll, the vote was as follows:

AYES: -4- Commissioners Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

CITIZENS AND VISITORS COMMENT PERIOD: None

ADJOURNMENT OF REGULAR COUNCIL MEETING: There being no further business, Commissioner Polk moved, seconded by Commissioner Milovich-Walters, to adjourn the meeting at 8:40 p.m.

Upon voice vote, the motion passed with 4 yes votes.

AYES: -4- Commissioners Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -1- Commissioner Reed

Respectfully submitted,



Cathy A. Gabel
Deputy Village Clerk