



**VILLAGE OF
PALOS PARK**

*Mayor John Mahoney
Village Clerk Marie Arrigoni
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed
Commissioner James Pavlatos*

Monday, February 24, 2020

7:30 PM

Kaptur Administrative Center

1) CALL TO ORDER

2) ROLL CALL

3) PLEDGE OF ALLEGIANCE

4) APPROVAL OF MINUTES

A. Regular Council meeting of February 10, 2020

5) RECOGNITION/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

A. Metra 75th Street CREATE Project presentation

6) HEARINGS

7) 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

A. To approve payment of invoices on the Warrant List dated February 24, 2020 in the amount of \$64,136.98

8) OLD BUSINESS

BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS

To consider Zoning Board of Appeals recommendation to adopt an ordinance approving a corner side yard setback variation – the ordinance states the Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals for a 16.5 foot variation (33%) from the 50.00 foot minimum corner side yard setback requirement relative to the construction of a new garage at 12600 South Wolf Road

NOTICE & UPDATES

Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in relation thereto – the ordinance states Plan Commission held public hearings in regard to the proposed Western Growth Area Master Plan amendment and recommended the adoption of the Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village to the Village Council and on February 10, 2020, Village Council had public discussion in relation to the proposed Western Growth Area Master Plan and Village Council approves and adopts the findings and recommendations of the Plan Commission to incorporate the Western Growth Area Master Plan as an official document of the Comprehensive Plan

C. Public Health and Safety Report

1. Police Activity Report

D. Accounts and Finances Report

E. Mayor's Report

F. Clerk's Report

G. Manager's Report

11) ANNOUNCEMENTS

12) CITIZENS AND VISITORS COMMENT PERIOD

13) ADJOURNMENT OF REGULAR MEETING

Also in attendance were Marie Arrigoni, Village Clerk; Rick Boehm, Village Manager; Tom Bayer, Village Attorney; Howard Jablecki, Assistant Village Attorney; Mike Sibrava, Public Works Director; Lauren Pruss, Community Development Director; Barbara Maziarek, Finance Director; Joe Miller, Police Chief; Mose Rickey, Parks and Recreation Director; and Cathy Gabel, Deputy Clerk.

APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING HELD ON JANUARY 27, 2020: Commissioner Reed moved, seconded by Commissioner Milovich-Walters, to approve the minutes of the Regular Council Meeting held on January 27, 2020 as presented.

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

AYES: -5- Commissioners Reed, Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

RECOGNITIONS/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS: None

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 Reed moved, seconded by Commissioner Milovich-Walters to:

A. approve payment of invoices on the Warrant List dated February 10, 2020 in the amount of \$132,052.49

B. approve the Supplemental Warrant List dated February 10, 2020 for manual checks, payroll, and recurring wire transfers in the amount of

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

AYES: -5- Commissioners Reed, Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

OLD BUSINESS: None

required setbacks. There is a steep grade at the rear and north side of the house. The property is irregularly shaped with 150 feet of lot width at the front line and 226 feet at the rear lot line. Side yard setbacks are calculated by the lot width at the existing front building line and not at the front lot line. The lot has about 180 feet of lot width at the existing front building line. The required 15% setback is 27 feet. The proposed 4.5 foot variation is 16.67% of the requirement and within the maximum limit of 33%. During the public hearing, the neighbor directly south of the subject property expressed concerns about the impact that construction would have on a grove of mature oak trees that span the common property line of the two properties.

Zoning Board of Appeals voted (4-0) to recommend approval of the requested 4.5 foot variation from the 27.00 foot minimum relative to the construction of an addition to the existing single-family residence at 12518 S. Pawnee Road for the south side yard setback, subject to the condition that the applicant provide a tree inventory and arborist recommendations regarding tree protection prior to Council approval. The applicant has since fulfilled that condition. Staff is recommending the applicant further refine the tree inventory and arborist tree preservation recommendations during the building permit process.

Commissioner Reed moved, seconded by Commissioner Milovich-Walters to approve Ordinance 2020-02 for the requested side yard variance of 4.5 feet from the required 27 foot to allow for the construction of an addition to the existing single-family residence at 12518 South Pawnee Road, subject to the condition that, in constructing the addition to the existing single-family residence, the owner(s) and any contractors used by said owner(s) work with Village staff to further refine the tree inventory and arborist tree preservation recommendations during the building permit process.

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

AYES: -5- Commissioners Reed, Milovich-Walters, Polk, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

PRESENTATION OF THE WESTERN GROWTH AREA MASTER PLAN BY JOHN HOUSEAL OF HOUSEAL LAVIGNE ASSOCIATES: The Western Growth Area includes several parcels of land, each under single ownership. No development is currently proposed but private and public investment are expected to occur in the near future. The Master Plan establishes the Palos Park community's vision for the future of the Western Growth Area. It was emphasized the plan will ensure proper planning so that this new growth does not place an economic burden on existing Village services. The Western Growth Area Master Plan will 1) Support established development review and approval procedures, 2) Plan for growth that will be economically sustainable, 3) Guide the review of, and updates to development regulations for the growth area, 4) Maintain the core principles and values that make Palos Park a desirable community, and 5) Ensure that Palos Park remains an appealing community for residents at all stages of life.

Public comment followed the presentation and remarks of Council members. Public comments ranged from the Village rushing into approving the Western Growth Area Master Plan, residents wanting Palos Park to maintain one acre zoning, too broad of a plan to preserving open space.

amending Chapter 1222 – Official Village Comprehensive Plan, to revise the Comprehensive Plan adopted on December 7, 2009, and to incorporate the Western Growth Area Master Plan as an official document and said motion will include the condition that the maps on pages 13, 15, and 45, be amended to accurately reflect the existing and proposed land uses.

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

AYES: -5- Commissioners Reed, Polk, Milovich-Walters, Pavlatos, and Mayor Mahoney

NAYS: -0-

ABSENT: -0-

INFORMATION & UPDATES:

COMMISSIONER OF PUBLIC WORKS AND STREETS/RECREATION & PARKS, NICOLE MILOVICH-WALTERS: Commissioner Milovich-Walters had no formal report this evening.

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

LANDSCAPERS: Residents are reminded that landscapers working on your property need to be registered with the Village. A Contractor Registration Form is to be filled out, a Certificate of Insurance provided, and a registration fee paid prior to any work being done by the landscaper.

BUILDING DEPARTMENT REPORT: Commissioner Reed reported the Building Department issued twelve (12) permits from January 27, 2020 – February 5, 2020 resulting in \$16,173.02 in permit fees. Six (6) inspections were completed during this time period. No occupancy permits were issued.

COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:

POLICE ACTIVITY REPORT: Commissioner Polk reported the Police Department received 1,993 calls for service from January 27, 2020 through February 9, 2020. Palos Park Police also issued 25 adjudication tickets, 14 traffic tickets, 44 written warnings, 30 verbal warnings, completed 15 case reports, arrested 3 adults, 0 juveniles, 1 impound, 16 senior checks, 25 citizen assists and 22 community contact hours.

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

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

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

MANAGER'S REPORT: Manager Boehm had no formal report this evening.

CITIZENS AND VISITORS COMMENT PERIOD: None

AYLES: -0- COMMISSIONERS FOLK, WILKOVICH-WALKERS, ROOD, PAVIATOS, and Wray of Ivanhoe
NAYS: -0-
ABSENT: -0-

Respectfully submitted,

Cathy A. Gabel
Deputy Village Clerk

ACCOUNTS PAYABLE WARRANT

FOR FEBRUARY 24, 2020

THE MAYOR AND THE COMMISSIONERS OF THE VILLAGE OF PALOS PARK
APPROVE THE FOLLOWING ACCOUNTS PAYABLE WARRANT AS STATED
BELOW, AND AUTHORIZE THE TREASURER TO FORWARD PAYMENT.

MAYOR JOHN F. MAHONEY SIGNATURE

ATTEST:

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
2/13/20	01	ALL GENDER/HNCPD BRAILLE SIGN	0127936711			02/24/20	100.64
	02	ALL GENDER RESTROOM SIGN	0127926711				53.79
	03	MEN RM CHANGING TBLE/HNDCP	0127916711				132.90
	04	SAFETY VESTS, GLOVES, GLASSES	5324707990				104.11
		INVOICE TOTAL:					391.44
2/18/20	01	ROLL TOWEL DISPENSER	0127936711			02/24/20	8.18
		INVOICE TOTAL:					8.18
		VENDOR TOTAL:					399.62
2/18/20	01	CNTRCT FEE JAN2020, 4 PHN SRCH	0122606990			02/24/20	32.00
		INVOICE TOTAL:					32.00
		VENDOR TOTAL:					32.00
2/13/20	01	REC VAN-TRANS SOLENOID	0126606700			02/24/20	127.00
		INVOICE TOTAL:					127.00
2/13/20	01	TAG#31 CURVED RADIATOR HOSE	0124606700			02/24/20	164.99
		INVOICE TOTAL:					164.99
		VENDOR TOTAL:					291.99
2/13/20	01	PULL & CLEAN PUMP/KIMBER TRLS	5124606708			02/24/20	853.12
		INVOICE TOTAL:					853.12
2/13/20	01	01/27-PULL LFT STTN EMPS F/MNT	5124606720			02/24/20	1,925.18
		INVOICE TOTAL:					1,925.18
		VENDOR TOTAL:					2,778.30

PUBLISHING CORP

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
PUBLISHING CORP							
2/18/20	01	CODE OF ORDNC JAN2020 S-30 EDT	0120606580			02/24/20	360.00
INVOICE TOTAL:							360.00
2/18/20	01	CD OF ORDNC JAN20 S-30 FL/INTR	0120606580			02/24/20	39.00
INVOICE TOTAL:							39.00
VENDOR TOTAL:							399.00
2/18/20	01	REFUND/PATFT-VOLVO MUSEUM	0106353502			02/24/20	51.00
INVOICE TOTAL:							51.00
VENDOR TOTAL:							102.00
2/18/20	01	REFUND/PATFT-VOLVO MUSEUM	0106353502			02/24/20	51.00
INVOICE TOTAL:							51.00
VENDOR TOTAL:							102.00
2/18/20	01	708-923-6021 2/15-3/14/20	5124707200			02/24/20	1,989.88
02	708-923-6021 2/15-3/14/20	5224707200	497.47				
03	SGADA SYSTEM 2/15-3/14/20	5224707200	314.10				
04	T-1 LINE 2/15-3/14/20	0120707200	261.53				
05	T-1 LINE 2/15-3/14/20	0122707200	204.32				
06	T-1 LINE 2/15-3/14/20	0124707200	98.07				
07	T-1 LINE 2/15-3/14/20	0125707200	65.38				
08	T-1 LINE 2/15-3/14/20	0126707200	32.69				
09	T-1 LINE 2/15-3/14/20	0129707200	32.69				
10	T-1 LINE 2/15-3/14/20	5124707200	32.69				
11	T-1 LINE 2/15-3/14/20	5224707200	89.90				
12	ISDN LINE 2/15-3/14/20	0120606990	689.51				
13	LONG DISTANCE 2/15-3/14/20	0120707200	1.83				
14	LONG DISTANCE 2/15-3/14/20	0122707200	1.16				
15	LONG DISTANCE 2/15-3/14/20	0124707200	0.20				
16	LONG DISTANCE 2/15-3/14/20	0125707200	0.18				
INVOICE TOTAL:							4,311.60
VENDOR TOTAL:							4,311.60

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
2/13/20	01	105.01 TONS BULK ROAD SALT	2424707700			02/24/20	7,311.85
		INVOICE TOTAL:					7,311.85
2/13/20	01	52.76 TONS BULK SALT	2424707700			02/24/20	3,673.67
		INVOICE TOTAL:					3,673.67
		VENDOR TOTAL:					10,985.52
2/13/20	01	EQPMNT PAINT RED, ADHESIVE	0124606708			02/24/20	211.04
		INVOICE TOTAL:					211.04
		VENDOR TOTAL:					211.04
2/18/20	01	CREAM, BLEACH, WIPES	0120707990			02/24/20	27.52
	02	PARKING FEE/RICKEY CCFD MTG	0126707060				37.00
	03	SYMPLYH PLNT/BOYLE FTHR IN LAW	0120707990				14.26
		INVOICE TOTAL:					78.78
		VENDOR TOTAL:					78.78
2/18/20	01	CHILLI JUDGING CUPS	0132707001			02/24/20	25.00
	02	CASI REGISTRATION FEE	0132707001				25.00
	03	CASI SANCTIONING FEE	0132707001				100.00
		INVOICE TOTAL:					150.00
		VENDOR TOTAL:					150.00
& SOUND, LLC							
2/13/20	01	TAG#31 CLUTCH, TRANS FILTER	0124606700			02/24/20	168.02
		INVOICE TOTAL:					168.02
2/13/20	01	TAG#31 GASKET PAN	0124606700			02/24/20	27.27
		INVOICE TOTAL:					27.27

-- Village of Palos Park --
 DETAIL BOARD REPORT

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INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
& SOUND, LLC							
2/13/20	01	TAG#31-SHROUD	0124606700			02/24/20	149.40
		INVOICE TOTAL:					149.40
2/13/20	01	TAG#31-HOSE	0124606700			02/24/20	18.16
		INVOICE TOTAL:					18.16
2/13/20	01	TAG#31-RAD	0124606700			02/24/20	329.62
		INVOICE TOTAL:					329.62
		VENDOR TOTAL:					692.47
2/18/20	01	TOWELS, MATS	0124606990			02/24/20	61.34
	02	UNIFORM RNTL W/E	5224707300				50.77
	03	UNIFORM RNTL W/E	0124707300				86.60
		INVOICE TOTAL:					198.71
		VENDOR TOTAL:					198.71
INC.							
2/13/20	01	2020ANNL SPRINKLR SYS INSPCT	0127916710			02/24/20	676.25
		INVOICE TOTAL:					676.25
		VENDOR TOTAL:					676.25
2/13/20	01	1/3-2/4/20 123RD & SW HWY	0124606420			02/24/20	1,783.92
		INVOICE TOTAL:					1,783.92
		VENDOR TOTAL:					1,783.92
2/18/20	01	ELECTRIC/RENTAL HOUSE	0130606990			02/24/20	119.80
		INVOICE TOTAL:					119.80
		VENDOR TOTAL:					119.80

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
2/13/20	01	BATTERIES, SHIPPING	5124707510			02/24/20	229.04
						INVOICE TOTAL:	229.04
						VENDOR TOTAL:	229.04
2/18/20	01	ENG SRV THRU 12/31/19 LROMPPSP	5124707990			02/24/20	12,000.00
						INVOICE TOTAL:	12,000.00
						VENDOR TOTAL:	12,000.00
2/18/20	01	11908 S MCKINLEY	0125606600			02/24/20	232.00
	02	12011 WINSLOW	0125606600				134.00
	03	12011 WINSLOW	0125606600				234.50
	04	12011 WINSLOW	0125606600				167.50
	05	MWRD PERMITS	0125606600				167.50
	06	WMO PERMIT	0125606600				67.00
	07	8613 W 120TH STREET	0125606600				232.00
	08	7849 OAKRIDGE	0125606600				290.00
	09	8613 W 120TH ST	0125606600				232.00
	10	8613 W 120TH ST	0125606600				58.00
	11	8613 W 120TH ST	0125606600				58.00
	12	12506 S 86TH AVE	0125606600				464.00
	13	12011 WINSLOW	0125606600				290.00
	14	12011 WINSLOW	0125606600				116.00
	15	12506 S 86TH AVE	0125606600				290.00
	16	12344 POST RD	0125606600				232.00
	17	7849 W OAKRIDGE	0125606600				80.00
	18	11908 S MCKINLEY	0125606600				20.00
	19	12011 S MCKINLEY	0125606600				80.00
	20	FILE REVIEWS	0125606600				20.00
	21	12344 POST RD	0125606600				20.00
	22	FILE REVIEWS	0125606600				20.00

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
2/18/20	23	28 MEADOW	0125606600			02/24/20	20.00
	24	12109 87TH AVE	0125606600				20.00
	25	12 FOX LANE	0125606600				20.00
	26	11900 TIMBER LANE	0125606600				20.00
	27	22 SUNNYSLOPE	0125606600				20.00
	28	COORDINATION	0125606600				20.00
	29	COORDINATION	0125606600				20.00
	30	12300 S LAGRANGE	0125606600				40.00
	31	12402 RIDGE ROAD	0125606630				50.00
	32	12109 87TH AVE	0125606630				50.00
	33	12402 RIDGE ROAD	0125606630				85.00
	34	28 MEADOW	0125606630				85.00
	35	11900 TIMBER LANE	0125606630				85.00
	36	11900 TIMBER LANE	0125606630				85.00
	37	22 SUNNYSLOPE	0125606630				85.00
	38	12 FOX LANE	0125606630				85.00
	39	MILEAGE	0125606630				38.28
							4,332.78
							4,332.78

INVOICE TOTAL: 4,332.78
 VENDOR TOTAL: 4,332.78

SOCIETY OF

2/13/20	01	RNWL DAN FOSTER 2/1/20-1/31/21	0124606810			02/24/20	190.00
							INVOICE TOTAL: 190.00
							VENDOR TOTAL: 190.00

AS

2/18/20	01	ADJUDICATION/FEB2020	0122606540			02/24/20	400.00
							INVOICE TOTAL: 400.00
							VENDOR TOTAL: 400.00
2/18/20	01	ADJUDICATION/JAN2020	0122606540			02/24/20	400.00
							INVOICE TOTAL: 800.00
							VENDOR TOTAL: 800.00

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
3 & MALLING INC							
2/18/20	01	LEAVE REQUEST FORMS	01222707020			02/24/20	115.00
						INVOICE TOTAL:	115.00
						VENDOR TOTAL:	115.00
AND JENKINS LTD							
2/13/20	01	LEGAL FEES-NOV2019	0120606540			02/24/20	3,483.20
	02	LEGAL FEES-NOV2019	0122606540				975.00
	03	LEGAL FEES-NOV2019	0125606540				418.00
						INVOICE TOTAL:	4,876.20
						VENDOR TOTAL:	4,876.20
RS, INC							
2/13/20	01	2.22 TON COLD PATCH TCKT#1526	2424707700			02/24/20	255.30
						INVOICE TOTAL:	255.30
						VENDOR TOTAL:	255.30
ADO							
2/18/20	01	2019 MEDICAL EXPENSE BALANCE	0100000407			02/24/20	80.00
						INVOICE TOTAL:	80.00
						VENDOR TOTAL:	80.00
2/13/20	01	TEFLN PASTE, TUBIN, CPING, BFRS	01244606708			02/24/20	64.48
						INVOICE TOTAL:	64.48
						VENDOR TOTAL:	64.48
2/13/20	01	NATIONAL ICE MELT 1 PALLET	5324606902			02/24/20	428.75
	02	NATIONAL ICE MELT 1 PALLET	0127926780				428.75
						INVOICE TOTAL:	857.50
						VENDOR TOTAL:	857.50

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
SOLUTIONS, LLC							
2/18/20	01	PRTL PYMT ADDJCTN SYS/LGL TRKR	0122707510			02/24/20	1,000.00
	02	PRTL PYMT ADDJCTN SYS/LGL TRKR	0122707010				1,750.00
	03	PRTL PYMT ADDJCTN SYS/LGL TRKR	0122707020				1,000.00
		INVOICE TOTAL:					3,750.00
		VENDOR TOTAL:					3,750.00
2/13/20	01	1/2-1/31/20 12410 91ST ST	5124606410			02/24/20	38.29
		INVOICE TOTAL:					38.29
2/18/20	01	GAS/RENTAL HOUSE	0130606990			02/24/20	124.49
		INVOICE TOTAL:					124.49
2/13/20	01	1/2-2/3/20 1222 WILL COOK ROAD	5124606410			02/24/20	120.79
		INVOICE TOTAL:					120.79
2/13/20	01	1/2-2/1/20 133 FOREST EDGE	5124606410			02/24/20	39.29
		INVOICE TOTAL:					39.29
2/13/20	01	1/2-2/1/20 40 RAMSGATE	5124606410			02/24/20	40.30
		INVOICE TOTAL:					40.30
2/13/20	01	1/6-2/3/20 10057 W 125TH ST	5224606410			02/24/20	117.90
		INVOICE TOTAL:					117.90
		VENDOR TOTAL:					481.06
IT-REGIONAL							
2/18/20	01	40HR JVNL SPC1ST TRN/SCACCIA	0122606810			02/24/20	75.00
		INVOICE TOTAL:					75.00
		VENDOR TOTAL:					75.00

SECTION

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P. O. #	PROJECT	DUE DATE	ITEM AMT
SECTION							
2/18/20	01	BLK, CYN, MGNT, YLM INK CRTDGD	0124707010			02/24/20	288.42
	02	MNSCRPT CVRS, FL JKETS, PST-IT	0120707010				227.24
		INVOICE TOTAL:					515.66
		INVOICE TOTAL:				02/24/20	77.60
		VENDOR TOTAL:					77.60
SECTION							
2/18/20	01	STRG BX,MD CLPS, PPR, TEA BAGS	0120707010			02/24/20	224.80
		INVOICE TOTAL:					224.80
		VENDOR TOTAL:					818.06
MAN'S CLUB							
2/18/20	01	PEOPLE'S CHOICE DNTD TO CLUB	0132707001			02/24/20	100.00
		INVOICE TOTAL:					100.00
		VENDOR TOTAL:					100.00
UB							
2/18/20	01	CHRISTMAS TREES	0132707001			02/24/20	250.00
		INVOICE TOTAL:					250.00
		VENDOR TOTAL:					250.00
IOR CLUB							
2/18/20	01	PALOS PARK SNR CLUB 2/10/20	0121606990			02/24/20	206.00
		INVOICE TOTAL:					206.00
		VENDOR TOTAL:					206.00
ION							
2/18/20	01	PAPER, MISC SUPPLIES	0122707010			02/24/20	172.51
		INVOICE TOTAL:					172.51
		VENDOR TOTAL:					44.44
2/18/20	01	ENVELOPES	0122707010			02/24/20	44.44
		INVOICE TOTAL:					44.44

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P. O. #	PROJECT	DUE DATE	ITEM AMT
2/18/20	01	A&D BATTERY, SHRPS, MISC SUPPLIE	01222707010			02/24/20	162.93
						INVOICE TOTAL:	162.93
						VENDOR TOTAL:	379.88
EQUIPMENT							
2/13/20	01	WSTRN PLW PRTS, CBL, PN, RLY	0124606708			02/24/20	204.68
						INVOICE TOTAL:	204.68
2/18/20	01	TAG#42 SNOW PLOW PARTS	0124606708			02/24/20	928.90
						INVOICE TOTAL:	928.90
						VENDOR TOTAL:	1,133.58
EQUIPMENT							
2/18/20	01	MATS/REC 02/05/20	0127926990			02/24/20	35.00
						INVOICE TOTAL:	35.00
						VENDOR TOTAL:	35.00
EQUIPMENT							
2/18/20	01	200 GAL C1CM CHLRD SNW TNK PRT	0124606708			02/24/20	720.45
						INVOICE TOTAL:	720.45
						VENDOR TOTAL:	720.45
EQUIPMENT							
2/18/20	01	PAINT/METRA STATION	5324707990			02/24/20	27.76
						INVOICE TOTAL:	27.76
						VENDOR TOTAL:	27.76
EQUIPMENT							
2/18/20	01	RENEWAL MEMBERSHIP FEE	2722606810			02/24/20	775.00
						INVOICE TOTAL:	775.00
						VENDOR TOTAL:	775.00

-- Village of Palos Park --
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P. O. #	PROJECT	DUE DATE	ITEM AMT
2/13/20	01	IL83/CAL SAG@119 OCT-DEC2019	0124606731			02/24/20	341.64
					INVOICE TOTAL:		341.64
					VENDOR TOTAL:		341.64
PARTS							
2/13/20	01	TAG#31 BELT	0124606700			02/24/20	58.79
					INVOICE TOTAL:		58.79
2/18/20	01	EQPMNT PRTS-CTTR PIN ASSRTMNT	0124606708			02/24/20	10.08
					INVOICE TOTAL:		10.08
					VENDOR TOTAL:		68.87
SSING CENTER							
2/18/20	01	PEST CONTROL/POLICE	0127916780			02/24/20	81.00
					INVOICE TOTAL:		81.00
2/18/20	01	PEST CONTROL/REC	0127926990			02/24/20	75.00
					INVOICE TOTAL:		75.00
2/18/20	01	PEST CONTROL/METRA	5324707990			02/24/20	55.00
					INVOICE TOTAL:		55.00
					VENDOR TOTAL:		211.00
COMPANY							
2/13/20	01	PW UNIT 244-TIRES, WHEEL BAL	0124606700			02/24/20	302.00
					INVOICE TOTAL:		302.00
2/13/20	01	VEH#250-FLAT REPAIR	0122606700			02/24/20	21.50
					INVOICE TOTAL:		21.50
					VENDOR TOTAL:		323.50

UP

INVOICES DUE ON/BEFORE 02/24/2020

INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P. O. #	PROJECT	DUE DATE	ITEM AMT
2/18/20	01	ADJUDICATION/FEB2020	01222606540			02/24/20	450.00
							450.00
							VENDOR TOTAL: 450.00
							INVOICE TOTAL: 450.00
							TOTAL ALL INVOICES: 64,136.98
COMMUNICATIONS							
2/18/20	01	LABOR, REROUTE SPTLIGHT POWER	01222707300			02/24/20	170.00
							170.00
							VENDOR TOTAL: 170.00
							INVOICE TOTAL: 170.00
2/18/20	01	RPR MLBX POST 9026 121ST ST	0124606990			02/24/20	250.00
							250.00
							VENDOR TOTAL: 250.00
							INVOICE TOTAL: 250.00
2/18/20	01	U/A VAN HOWE-GLOCK 42 380AUTO	0122707300		UA	02/24/20	344.52
							344.52
							VENDOR TOTAL: 344.52
							INVOICE TOTAL: 344.52
2/13/20	01	MBL PHONES 1/2-2/1/20	5224707210			02/24/20	251.64
	02	MOBILE PHONES 1/2-2/1/20	5124707210				142.65
	03	MOBILE PHONES 1/2-2/1/20	0126707210				142.89
	04	MOBILE PHONES 1/2-2/1/20	0124707210				286.44
	05	MOBILE PHONES 1/2-2/1/20	0122707210				149.01
	06	COMMISSIONERS TABLETS	0121707990				216.06
	07	MAYOR TABLET	0120707990				36.01
	08	MOBILE PHONES 1/2-2/1/20	0120707210				47.00
							INVOICE TOTAL: 1,271.70
							VENDOR TOTAL: 1,271.70

00	GENERAL FUND		
MAL00001	DOLORES MALDONADO	1,322.87	80.00
	GENERAL FUND		80.00
06	RECREATION DEPT		
AUR00004	TINA AURIEMMO		102.00
FUR00002	DANUTA FURCZON		55.00
	RECREATION DEPT		157.00
20	ADMINISTRATION DEPARTMENT		
AME00008	AMERICAN LEGAL PUBLISHING CORP	2,367.25	399.00
CAL00001	CALL ONE	34,058.32	952.87
CAS0001	CASH	11,726.86	41.78
KLE0001	KLEIN, THORPE, AND JENKINS LTD	105,855.88	3,483.20
OFF00008	THE OFFICE CONNECTION		529.64
VER00001	VERIZON WIRELESS	18,400.89	83.01
	ADMINISTRATION DEPARTMENT		5,489.50
21	PUBLIC AFFAIRS DEPARTMENT		
PAL00030	PALOS PARK SENIOR CLUB	1,157.50	206.00
VER00001	VERIZON WIRELESS	18,400.89	216.06
	PUBLIC AFFAIRS DEPARTMENT		422.06
22	POLICE DEPARTMENT		
ACC00002	ACCURINT	400.00	32.00
CAL00001	CALL ONE	34,058.32	205.48
FUL0001	FULLER'S CAR WASH	3,468.50	219.10
GLO00005	GLOBAL EQUIPMENT COMPANY INC	2,250.09	668.90
KAR00008	NICHOLAS W KARAS		800.00
KEV00003	KEVRON PRINTING & MAILING INC	542.20	115.00
KLE0001	KLEIN, THORPE, AND JENKINS LTD	105,855.88	975.00
NET00007	NETWORK DESIGN SOLUTIONS, LLC		3,750.00
NOR00007	NORTH EAST MULTI-REGIONAL	3,124.00	75.00

22

POLICE DEPARTMENT

QUI0002	QUILL CORPORATION	480.99	379.88
TIR0001	TIRE SERVICES COMPANY	8,939.00	21.50
TOS00001	TOSCAS LAW GROUP	425.00	450.00
UNI00006	UNITED RADIO COMMUNICATIONS	2,385.83	170.00
VAN00013	JAMES VAN HOWE		344.52
VER00001	VERIZON WIRELESS	18,400.89	149.01

POLICE DEPARTMENT

8,355.39

24

PUBLIC WORKS DEPARTMENT

ADV00007	ADVANCE AUTO PARTS	436.99	164.99
CAL00001	CALL ONE	34,058.32	98.27
CAR00018	CARQUEST		211.04
CHI00040	CHICAGO PARTS & SOUND, LLC	8,611.59	692.47
CIN00001	CINTAS	6,706.80	147.94
COM00009	COM ED	18,364.27	1,783.92
ENV0001	ETP LABS INC	2,060.00	1,596.00
FLE00001	FLEETPRIDE, INC.	1,684.19	38.20
G&H00001	G & H IMPORT AUTO PARTS INC.	16,668.40	88.08
INT00020	INTERNATIONAL SOCIETY OF		190.00
MEN00005	MENARDS	6,048.20	64.48
OFF00008	THE OFFICE CONNECTION		288.42
REG00003	REGIONAL TRUCK EQUIPMENT	1,809.70	1,133.58
RUS00015	RUSSO POWER EQUIPMENT	4,708.87	720.45
STA00005	STATE TREASURER	1,170.00	341.64
SUB00002	SUBURBAN TRUCK PARTS	1,739.37	68.87
TIR0001	TIRE SERVICES COMPANY	8,939.00	302.00
USP00001	U.S. POST	6,350.00	250.00
VER00001	VERIZON WIRELESS	18,400.89	286.44

PUBLIC WORKS DEPARTMENT

8,466.79

25

BUILDING DEPARTMENT

CAL00001	CALL ONE	34,058.32	65.56
HRG00001	HR GREEN, INC	34,104.51	4,332.78
KLE0001	KLEIN, THORPE, AND JENKINS LTD	105,855.88	418.00

BUILDING DEPARTMENT

4,816.34

26	RECREATION DEPARTMENT		
ADV00007	ADVANCE AUTO PARTS	436.99	127.00
CAL00001	CALL ONE	34,058.32	32.69
CAS0001	CASH	11,726.86	37.00
VER00001	VERIZON WIRELESS	18,400.89	142.89

	RECREATION DEPARTMENT		339.58
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27	PUBLIC GROUNDS		
1ST00001	1ST AYD CORPORATION	5,068.86	295.51
CLD00001	C.L. DOUCETTE, INC.	912.50	676.25
EBE0001	PALOS ACE HARDWARE	2,909.97	52.12
G&H00001	G & H IMPORT AUTO PARTS INC.	16,668.40	27.90
NAT00012	NATIONAL SEED	5,253.00	428.75
ROS0001	ROSCOE	9,260.42	35.00
TER00007	TERMINIX PROCESSING CENTER		156.00

	PUBLIC GROUNDS		1,671.53
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29	FINANCE DEPARTMENT		
CAL00001	CALL ONE	34,058.32	32.69

	FINANCE DEPARTMENT		32.69
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30	SLUIS PROPERTY		
COM00017	COM ED	1,961.36	119.80
NIC0001	NICOR GAS	15,127.75	124.49

	SLUIS PROPERTY		244.29
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32	PALOS PARK FESTIVALS		
CHI00025	CHILLINI POD	110.00	150.00
PAL00008	PALOS PARK WOMAN'S CLUB		100.00
PAL00027	PALOS LIONS CLUB	250.00	250.00

	PALOS PARK FESTIVALS		500.00
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24 MFT FUND

CAR00004	CARGILL INC.	58,742.42	10,985.52
GAL00002	GALLAGHER MATERIALS, INC.	5,491.54	746.48
LIN00001	LINDAHL BROTHERS, INC	545,568.23	255.30

MFT FUND 11,987.30

POLICE ASSET FORFEITURE FUND

22 ASSET FORFEITURE FUND

SOU00007	SOUTH SUBURBAN MAJOR CRIMES	1,000.00	775.00
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ASSET FORFEITURE FUND 775.00

SEWER FUND

24 SEWER FUND

AIR00001	AIRY'S INC.	174,584.67	2,778.30
CAL00001	CALL ONE	34,058.32	2,022.57
COR00011	CORE & MAIN LP	37,122.71	297.60
DYN00004	DYNEGY ENERGY SERVICES		156.38
FOR00010	FORMAX, A DIVISION OF	1,536.00	383.50
GRA0001	W.W. GRAINGER	809.26	229.04
HAN00015	HANCOCK ENGINEERING	18,865.00	12,000.00
NIC0001	NICOR GAS	15,127.75	238.67
VER00001	VERIZON WIRELESS	18,400.89	142.65

SEWER FUND 18,248.71

WATER FUND

24 WATER FUND

CAL00001	CALL ONE	34,058.32	901.47
CIN00001	CINTAS	6,706.80	50.77
COR00011	CORE & MAIN LP	37,122.71	229.90
FOR00010	FORMAX, A DIVISION OF	1,536.00	383.50
NIC0001	NICOR GAS	15,127.75	117.90
VER00001	VERIZON WIRELESS	18,400.89	251.64

WATER FUND 1,935.18

COMMUTER LOT FUND

1ST00001	1ST AYD CORPORATION	5,068.86	104.11
NAT00012	NATIONAL SEED	5,253.00	428.75
SHE00010	SHERWIN-WILLIAMS	862.18	27.76
TER00007	TERMINIX PROCESSING CENTER		55.00
	COMMUTER LOT FUND		615.62
	TOTAL ALL DEPARTMENTS		64,136.98



VILLAGE OF
PALOS PARK

Commissioner James I. Walters
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

Meeting of: February 24, 2020

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Ordinance 2020 – 04: An Ordinance approving a Corner Side Yard Setback Variation (12600 South Wolf Road)

Attachments:

Ordinance 2020 – 04 (previously provided)

Transmittal of Recommendation (previously provided)

Draft Minutes of the February 12, 2020 Zoning Board of Appeals meeting

Staff Report to the Village of Palos Park Zoning Board of Appeals (previously provided)

PALOS PARK

ZONING BOARD OF APPEALS

WEDNESDAY, FEBRUARY 12, 2020 AT 7:30PM

DRAFT MEETING MINUTES

- I. ROLL CALL:** The meeting of the Zoning Board of Appeals of the Village of Palos Park, Cook County, Illinois was called to order at 7:31PM.

Chairman: David Lencioni

Members: Phyllis Adams Vanetta Wiegman and Patrick Melvin Nancy Konior and Jack Martin

Absent: John Marsh

Staff: Lauren Pruss, Community Development Director
Kathleen Fitzgibbons Building Department Coordinator

- II. APPROVAL OF PRIOR MEETING MINUTES:** Chair Lencioni called for a motion to approve the minutes of the November 19, 2018 Zoning Board of Appeals. Motion was made by Member Konior, second by Jack Martin to approve the minutes.

Upon roll call vote, the motion carried as follows:

AYES: -3 Konier, Martin, Lencioni

NAYS: -0

ABSENT: -1 Marsh

ABSTAIN: -2 Melvin, Wiegman

PRESENT: -1 Adams

Chair Lencioni called for a motion to approve the minutes of the January 20, 2020 Zoning Board of Appeals. Motion was made by Member Wiegman, second by Nancy Konier to approve the minutes. Upon roll vote, the motion carried as follows:

AYES: -5 Wiegman, Konier, Melvin Martin, Lencioni

NAYS: -1 Adams

ABSENT: -1 Marsh

ABSTAIN: -0

Chair Lencioni introduced the public hearing and asked the applicant to address the Members with their variance requests and hardship. Mrs. Susan Muchowski stated they are remodeling the house and that her husband is a carpenter and they wanted the extra garage for him to work out of and store his materials for his jobs. If the garage was placed in the required set back area, then they would have to stare at their deck from their garage. If the requested variance was approved then the garage would be in the back yard in a better spot. Member Adams stated she did not think that the circumstances warrant a hardship. Director Pruss explained that the lot is more of an interior lot then a corner lot and that the application of the corner lot setback requirements creates an undue hardship on the property. Member Adams questioned why a 2nd garage is needed. Mrs. Muchowski explained that it will be used as a woodshop for her husband. Member Adams stated that she did not see any hardship.

Member Lencioni stated that he looked at the property didn't feel the property didn't feel like a true corner lot. Director Pruss said she questioned that too and the Village Manager agreed with her findings.

Upon roll call vote, the motion to recommend approval carried as follows:

AYES: -5 Wiegman, Konier, Martin, Melvin, Lencioni

NAYS: -1 Adams

ABSENT: -1 John Marsh

Chair Lencioni reminded the petitioner that the ZBA is a recommending body and the Village Council will vote at the next meeting on February 24th, 2020 Meeting.

V. NEW BUSINESS: No new business

VI. AUDIENCE COMMENTS: None

VII. ADJOURNMENT:

There being no further business, Member Martin made a motion, second by Member Melvin, to adjourn the meeting at 7:50 PM. Upon voice vote, the motion carried unanimously.

The foregoing minutes were approved by the Zoning Board of Appeals on

_____, 2020.

Building Department Coordinator



Commissioner James Pavlatos
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

VILLAGE OF PALOS PARK

Meeting of: February 24, 2020

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Ordinance 2020 – 04: An Ordinance approving a Corner Side Yard Setback Variation (12600 South Wolf Road)

BACKGROUND:

ZBA 2020 – 02: An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit the construction of addition a new garage. Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 33.5 feet at the property commonly known as 12600 South Wolf Road in Palos Park, IL.

The subject property, commonly known as 12600 South Wolf Road, is zoned R-1-A Single Family Residential and is developed with an existing single-family home. The applicant is renovating the existing home, and proposes to build a 26' x 33' new detached garage with a setback of 33.5 feet from the side (south) lot line, rather than the required 50 foot setback.

In accordance with Section 1264.04 Variances, there is a limitation on the amount of a variation a petitioner can request. Chapter 1264.04 (e) states: "To permit a front, side or rear yard less than that required by this Zoning Code, but such variance shall not exceed thirty-three percent of the depth of the front yard, the depth of the rear yard or the width of a side yard, as required by this Zoning Code. The proposed 16.5 foot variation is 33% of the requirement and within the maximum limit of 33%.

ZONING BOARD OF APPEALS FINDINGS AND RECOMMENDATION:

The Zoning Board of Appeals met on Wednesday, February 12, 2020 to consider the variance request. The subject property is located adjacent to a flag lot. A flag lot is an irregularly shaped lot that includes a long, slender strip of land resembling a flag pole that extends from the street to the typically rectangular main sections of these lots — or the "flag." This design results in a driveway being located directly to the south of the subject property, that is partially shared by both lots with an access easement.

Due to this design, the subject property is classified as a corner lot, due to the definition of "Lot, Corner" which "means a parcel of land situated at the intersection of any combination of two or more streets

is subject to a 50 foot required building setback, rather than the 21.75 foot setback as required if the lot line was a side lot line. The application of the required 50 foot corner side yard setback creates an undue burden on a lot adjoining a flag lot that would not otherwise be classified as a corner lot.

Concurring with the Findings as stated in the Staff Report dated February 12, 2020, the Zoning Board of Appeals voted five (5) yes, one (1) no to recommend **approval** of the requested 16.5 foot side yard setback variation from the required 50 feet in Chapter 1268.02(f) of the Village Code.

RECOMMENDED MOTIONS:

I move to approve Ordinance 2020 – 04 for the requested side yard variance of 4.5 feet from the required 27 foot from Chapter 1268.02(f) of the Village Code to allow for the construction of an addition to the existing home on the property commonly known as 12518 South Pawnee Road, subject to the condition that the applicant is to work with Village staff to further refine the tree inventory and arborist tree preservation recommendations, as initially set forth in Group Exhibit A, during the building permit process, in accordance with Section 1460.02 of the Village Code.

Attachments:

Ordinance 2020 – 04

Transmittal of Recommendation

Draft Minutes of the February 12, 2020 Zoning Board of Appeals meeting (to be provided)

Staff Report to the Village of Palos Park Zoning Board of Appeals

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County,

Illinois, as follows:

SECTION 1:

A. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variation set forth below, pursuant to proper notice.

B. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park recommended the variation hereinafter set forth to the Village Council.

C. The Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That the following variation is limited to the property legally described as follows:

LOT 23 IN CHINQUAPIN HILLS, BEING A RESUBDIVISION OF LOTS 9 TO 16 IN STEPHENSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING FIVE TRACTS: TRACT 1: THE NORTH 220 FEET OF THE WEST 150.50 FEET OF LOT 23; TRACT 2: THE SOUTH 30 FEET OF THE NORTH 220 FEET (EXCEPT THE WEST 150.50 FEET THEREOF) OF LOT 23; TRACT 3: THE SOUTH 6 FEET OF THE NORTH 226 FEET OF THE EAST 158 FEET OF LOT 23; TRACT 4 THE SOUTH 20 FEET (EXCEPT THE EAST 158 FEET THEREOF) OF LOT 23; AND TRACT 5: THAT PART LYING EAST OF THE WEST OF 192 FEET AND LYING SOUTH OF THE NORTH 226 FEET OF LOT 23.

P.I.N.: 23-30-402-061-0000

Common Address: 12600 South Wolf Road Road, Palos Park, Illinois.

granted to the owner(s) of the above-described property, relative to the construction of a new garage on the above-described property. [Decreasing the required corner side yard setback to 33.50 feet.]

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 24th day of February, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 24th day of February, 2020.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows:

SECTION 1:

A. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variation set forth below, pursuant to proper notice.

B. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park recommended the variation hereinafter set forth to the Village Council.

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P.I.N.: 23-30-402-061-0000

Common Address: 12600 South Wolf Road Road, Palos Park, Illinois.

granted to the owner(s) of the above described property, relative to the construction of a new garage on the above-described property. [Decreasing the required corner side yard setback to 33.50 feet.]

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 24th day of February, 2020 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 24th day of February, 2020.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows: –

SECTION 1:

A. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variation set forth below, pursuant to proper notice.

B. That on February 12, 2020, the Zoning Board of Appeals of the Village of Palos Park recommended the variation hereinafter set forth to the Village Council.

C. The Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

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P.I.N.: 23-30-402-061-0000

Common Address: 12600 South Wolf Road Road, Palos Park, Illinois.

new garage on the above-described property. [Decreasing the required corner side yard setback to 33.50 feet.]

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 24th day of February, 2020 pursuant to a roll call vote as follows:

AYES:

NAYS: -0-

ABSENT:

APPROVED by me this 24th day of February, 2020.

John F. Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

TO: G. Darryl Reed, Building Commissioner
MEETING DATE: February 12, 2020 at 7:30 pm
FROM: Dave Lencioni, Chair
SUBJECT: Transmittal of Zoning Board of Appeals Recommendation

PROJECT TITLE

ZBA 2020 – 02: An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit the construction of addition a new garage. Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 33.5 feet at the property commonly known as 12600 South Wolf Road in Palos Park, IL.

PUBLIC HEARING

The Zoning Board of Appeals held a public hearing regarding application #ZBA 2020 – 02 on February 12, 2020. No residents attended the hearing.

RECOMMENDATION

Concurring with the Findings as stated in the Staff Report dated February 12, 2020, the vote was five (5) yes (Konior, Lencioni, Martin, Melvin, Wiegman), and one (1) no (Adams) to recommend **approval** of the requested 16.5 foot side yard setback variation from the required 50 feet in Chapter 1268.02(f) of the Village Code.

TO: Village of Palos Park Zoning Board of Appeals
HEARING DATE: February 12, 2020 at 7:30pm
FROM: Building Department
SUBJECT: Staff Report

PROJECT TITLE

ZBA 2020 – 02: An application has been filed requesting a variation from the requirements of Chapter 1268.02 (f) Side Yards to permit the construction of addition a new garage. Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 33.5 feet at the property commonly known as 12600 South Wolf Road in Palos Park, IL.

APPLICANT INFORMATION

PROPERTY OWNER(s): Susan and Kamil Muchowski
12600 S. Wolf Rd.
Palos Park, Illinois 60464

EXHIBITS:

1. Aerial Photo
2. Photos of Site
3. Application for Zoning Variance, Variance Hardship Criteria
4. Plat of Survey
5. Proposed Site Plan and Building Elevations (sheet A-1 and A-2) , last dated January 10, 2020

PUBLIC HEARING NOTICE: The notice for this hearing was published in *The Regional News* on January 23, 2020 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the Village notified neighboring property owners within 350' of the subject property 15-30 days prior to the date of the hearing as noted in the Affidavit of Notice.

NEIGHBORHOOD COMMENT: No written correspondence has been received at this time. However, staff has received one phone call regarding the application.

PROPERTY INFORMATION

EXISTING ZONING: R-1-A One Family Dwelling District
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 37,905 square feet
PIN: 23-30-402-061-0000

COMPREHENSIVE PLAN'S recommended use: Low Density Single Family Residential

ANALYSIS

DESCRIPTION

The subject property, commonly known as 12600 South Wolf Road, is zoned R-1-A Single Family Residential and is developed with an existing single-family home. The applicant is renovating the existing home, and proposes to build a 26' x 33' new detached garage with a setback of 33.5 feet from the side (south) lot line, rather than the required 50 foot setback.

In accordance with Section 1264.04 Variances, there is a limitation on the amount of a variation a petitioner can request. Chapter 1264.04 (e) states: "To permit a front, side or rear yard less than that required by this Zoning Code, but such variance shall not exceed thirty-three percent of the depth of the front yard, the depth of the rear yard or the width of a side yard, as required by this Zoning Code. The proposed 16.5 foot variation is 33% of the requirement and within the maximum limit of 33%.

ANALYSIS OF STANDARDS – VARIATIONS

In considering all proposed variances to the Zoning Code, the Zoning Board of Appeals shall, before recommending that Council grant a variance, first determine and make a finding of fact that the proposed variance will not merely serve as a convenience to the applicant, but is necessary to alleviate practical difficulties or a demonstrable hardship in the way of carrying out the strict letter of those regulations relating to the use, construction, or alteration of buildings or structures or the use of land, and that:

1. **Site Conditions:** There are one or more unusual physical conditions of the site, such as size, shape, or slope, that were not created by a person having an interest in the property, that are unavoidable or uncorrectable, or that are worthy of preservation, such as a creek, wetland, or specimen trees, and that make it a substantial burden to use the property or develop the property, or otherwise result in a substantial loss of value or cause the site to be unable to yield a reasonable return, without a variance.

Finding. The subject property is located adjacent to a flag lot. A flag lot an irregularly shaped lot that includes a long, slender strip of land resembling a flag pole that extends from the street to the typically rectangular main sections of these lots — or the "flag." This design results in a driveway being located directly to the south of the subject property, that is partially shared by both lots with an access easement.

Due to this design, the subject property is classified as a corner lot, due to the definition of "Lot, Corner" which "means a parcel of land situated at the intersection of any combination of

building setback, rather than the 21.45 foot setback as would be required if the lot lines were on the side lot line.

2. **Development Design:** The variation would not merely serve the temporary social or personal convenience of an occupant, and an alternative development plan that would conform to Code would not be suitable for the uses permitted by Code and would not be typical of similar properties in the area.

Finding. The applicant has stated that the proposed garage would be a permanent personal convenience to the occupant of the home. Although the garage could be located in conformance with the 50 foot setback, it would then be situated almost directly in front of the rear patio, restricting the enjoyment of the back yard and making access difficult.

3. **Community Impact:** The variation would retain the essential character, scale, intensity, and open space of the area, and would be in harmony with the purposes of the Zoning Code as stated in Section 1260.02 of this Code, and would not be substantially injurious to other property, or be detrimental to public interests or adopted Village plans.

Finding. No evidence has been submitted or found that the proposed variance would be substantially injurious to other property, or be determinantal to public interests or adopted Village Plans. Further, the proposed garage improvement will retain the essential character, scale, and intensity of the surrounding area, and is in harmony with the purposes of the Zoning Code.

In addition the Findings above, the Board shall look to, and make findings of fact in regard to, those factors set forth in Section 1260.05(b)(1) through (6) in regard to the requested variation, as noted below:

4. **Existing uses of property within the general area of the property in question;**

Finding. The existing uses in the surrounding area are all residential uses. The proposed new detached garage is in keeping with a residential use.

5. **The zoning classification of property within the general area of the property in question;**

Finding. The subject property and the surrounding area are all zoned R-1-A One-Family Dwelling District. Other than the requested corner side yard variance, the proposed detached garage is in conformance with the requirements of the R-1-A zone.

6. **The suitability of the property in question to the uses permitted under the existing and proposed classifications;**

Finding. The existing and proposed residential use of the property is permitted in the R-1-A zone.

Finding. The proposed detached garage is consistent with the Comprehensive Plan designation of Low Density Single Family Residential in the surrounding area.

8. **Proposed uses of property within the general area of the property in question as represented on the Village Comprehensive Plan;**

Finding. The proposed addition is consistent with the Comprehensive Plan designation of Low Density Single Family Residential.

9. **The frontage and square footage of the land involved and whether or not it adjoins a parcel of land which bears the same zoning district classification as the proposed amendment.**

Finding. The property is a 37,905 square foot regularly shaped lot with 190 feet of frontage on Wolf Road. The subject property is surrounded by other properties also zoned R-1-A.

STAFF RECOMMENDATION

The staff has reviewed the application and recommends *approval* of the 16.5 foot corner side yard setback variance requested to construct a detached garage on the property commonly known as 12600 South Wolf Road. The application of the required 50 foot corner side yard setback creates an undue burden on a lot adjoining a flag lot that would not otherwise be classified as a corner lot.

RECOMMENDATION

Concurring with the Findings as stated in the Staff Report dated February 20, 2020, I move to recommend that the Village Council approve/deny the requested 16.5 foot variation from the required 50 foot side yard setback as required by Chapter 1268.02 (f) of the Village of Palos Park Code to allow the construction of a new detached garage on the property commonly known as 12600 South Wolf Road.



Village of Palos Park GIS



VILLAGE OF PALOS PARK

8999 West 123rd Street
Palos Park, IL 60464
(708) 671-3700

DISCLAIMER: The Village of Palos Park does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 100'

Print Date: 2/6/2020



View Looking Northwest at Site



View Looking Southwest of Site



View Looking South Along Wolf



View Looking North Along Wolf

1. Applicant Susan Muchowski Daytime Phone 708-927-0020
 Mailing Address 12600 S. Wolf Rd. Palos Park, IL 60464
 Email Address sweetsuzi@aol.com
2. Owner(s) of Record Susan & Kamil Muchowski Daytime Phone 708-927-0020
 Mailing Address 12600 S. Wolf Rd. Palos Park, IL 60464
3. Applicant is: Owner Attorney Other Agent (please specify) _____
 (Note: A letter of authorization from the owner(s) of record must be attached)
4. Address/Location of Subject Property 12600 S. Wolf Rd.
5. Permanent Index Number(s) of Subject Property 23-30-402-061
6. Present Zoning Classification _____ Proposed Zoning Classification (if applicable) _____
7. Zoning Designations and Uses of properties to the North _____ South _____
 East _____ West _____
8. Current Use N/A Proposed Use (if applicable) detached garage
9. Lot Square Footage 37,905 sqft. Building Square Footage 858 sqft.
10. Explanation of Relief requested Requesting a variance for smaller setback for proposed detached garage
11. Ordinance Section seeking Relief from: _____

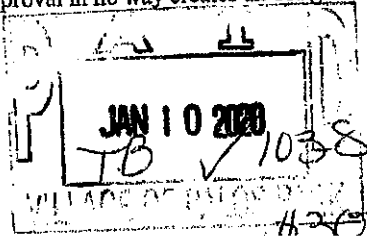
APPLICATION MUST BE FILED WITH ORIGINAL SIGNATURES

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the Village of Palos Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

[Signature]
 Applicant Signature

01/10/2020
 Date

Please note that advertisement of proposed projects prior to Village approval in no way creates an obligation for Village approval. Any advance promotion of a project is done at the risk of the petitioner.



manmade features; that make it a substantial burden to use the property or develop the property:
The entry to the property is through a shared driveway with rear neighbor making it a corner lot.

- a. Were these conditions created by current owners of the property? No
- b. Are these conditions unavoidable or uncorrectable? Yes
- c. Are these conditions worthy of preservation? Yes
- d. Is the loss of value or reasonable return due to these conditions substantial? No

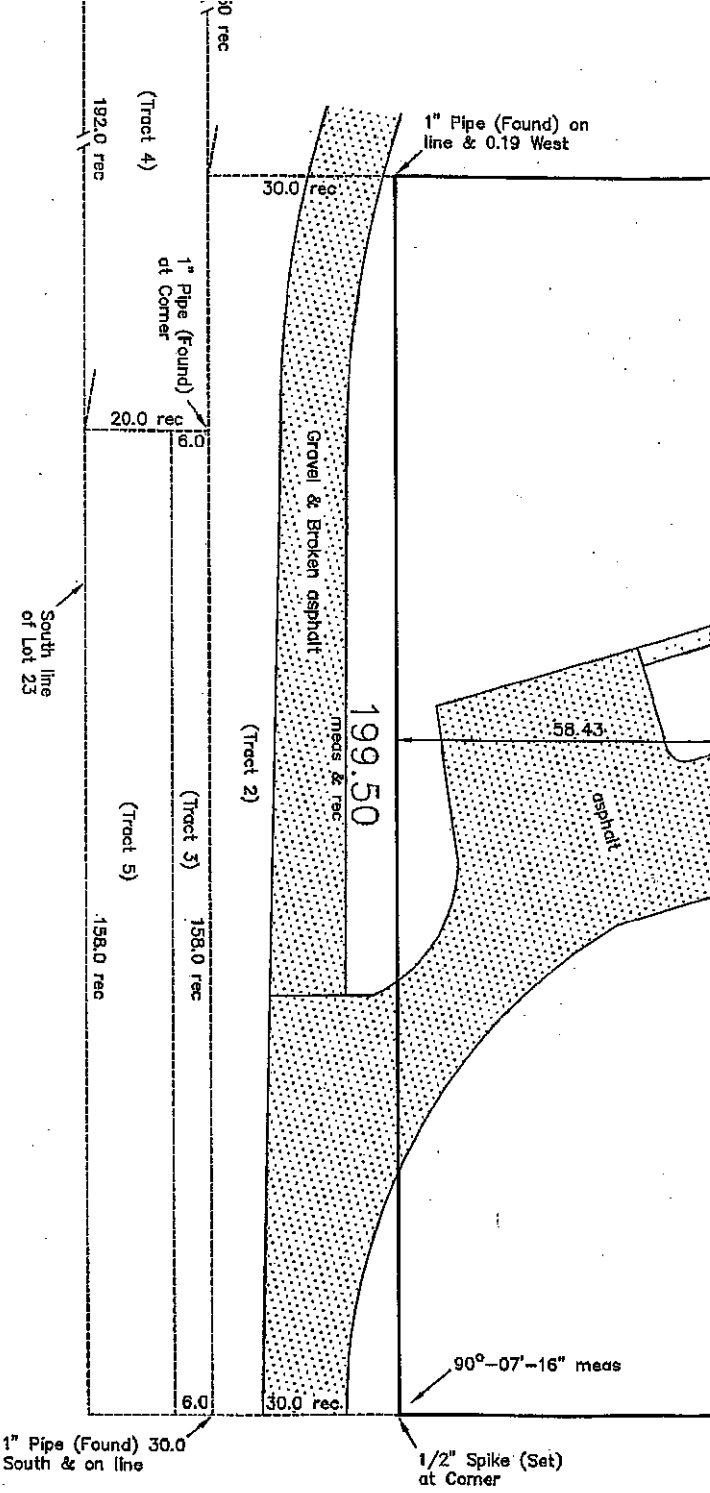
B. Development Design

- 1. Would the variation serve only the temporary social or personal convenience of the occupant?
The garage would be a permanent personal convenience to the occupant of the home.
- 2. Is there another way to design the development that would be suitable for the permitted uses and that does not require a variance?
No, the recommended setback would locate garage almost directly in front of rear patio, or would need to be moved further into backyard area making access difficult

A. Is this other design similar to other development in the neighborhood? Yes

C. Community Impact

- 1. Would the proposed development with the variance alter the essential character, scale, intensity, and open space patterns in the area?
No
- a. Would the proposed development with the variance still be in harmony with the purposes of zoning as described in Section 1260.02 of the Zoning Code? Yes
- 2. Would the proposed development with the variance be substantially injurious to other property?
No
- a. Would it be detrimental to public interests? No
- b. Would it be detrimental to Village Plans? No



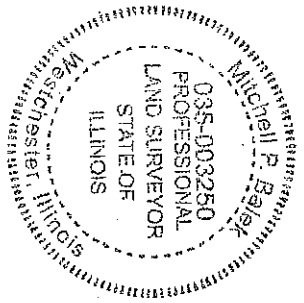
North
E = East
West
of curve
d = radius
Curve

approximately 37,905 square feet
that hereon drawn plat
in monumented survey

Description with Deed and report
editably.

June 25, 20 19
June 25, 20 19

30 ft.
190653
John E. Dvorak, Attorney



ORIGINAL SEAL IN RED

This professional service conforms to the current
Illinois minimum standards for a boundary survey

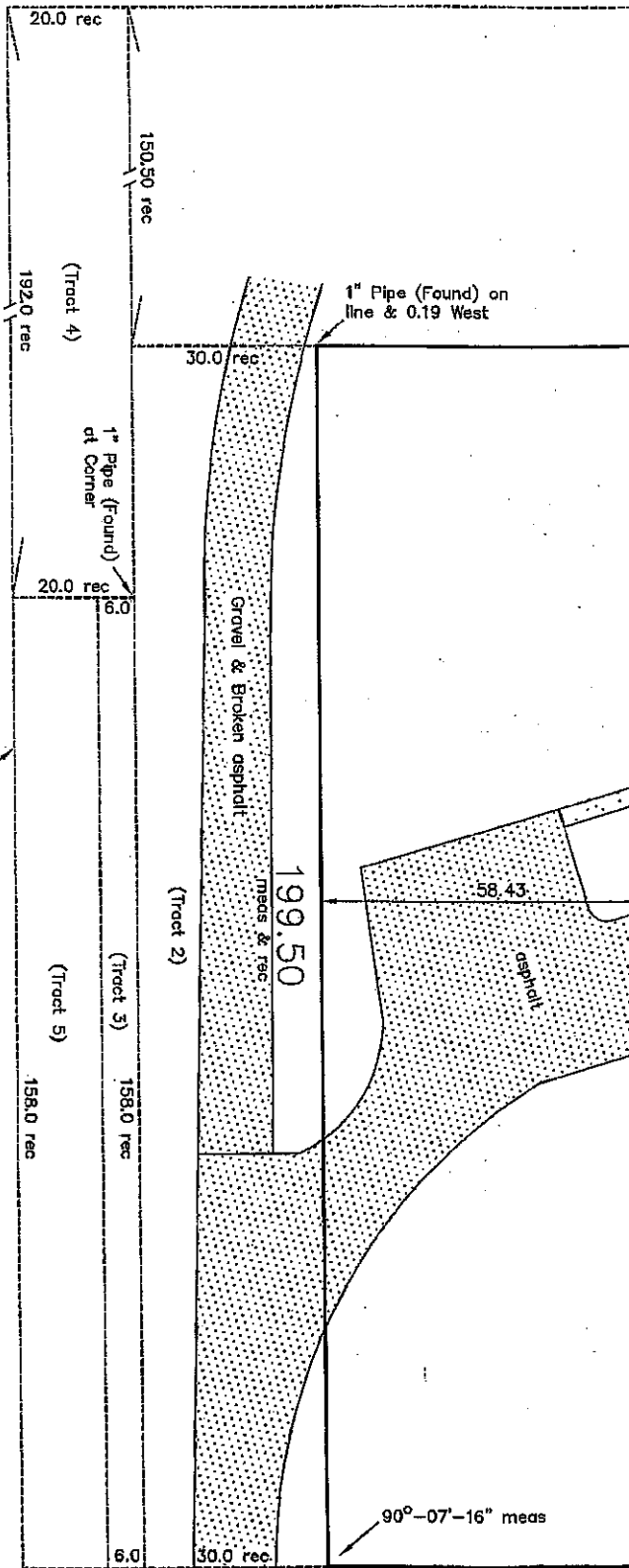
STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor,
hereby certify that I have surveyed the property described
above and the plat hereon drawn is a correct representation
of said survey.

Dimensions are in feet and decimal parts thereof and are
corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Bales

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020



1" Pipe (Found) 30.0 South & on line
 1/2" Spike (Set) at Corner

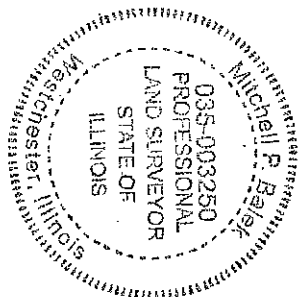
LEGEND
 conc = concrete, N = North
 pct = porch, S = South, E = East
 meas = measured, W = West
 rec = record, pc = point of curve
 R.O.W. = right-of-way, rad = radius
 prc = point of reverse curve

Area of property is approximately 37,905 square feet
 "X" in box indicates that hereon drawn plot was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 25, 2019
 Building Located June 25, 2019

Scale: 1 inch = 30 ft.
 Order No. 190853
 Ordered By: John E. Dvorak, Attorney



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } ss.
 COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.
 Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Bales

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2020

HELP KEEP PALOS PARK BEAUTIFUL

All homeowners are being asked to take inventory of their property and pick up all litter and wind-blown debris that may have accumulated over the winter. If we all work together, we can continue to keep our village clean and pristine.

PERMITS

The Building Department processed Nine (9) permits from February 5, 2020 –February 19, 2020 resulting in **\$10,544.40** of permit fees. There was twelve (12) inspections performed during this time.

11737 S. 86th Avenue	Demo of barn	\$1,400.00
11607 S. Alpine	Kitchen Remodel	\$1,230.00
12223 88th Ave	Interior Demo	\$225.00
60 Romiga Lane	Electric	\$575.00
12600 S.Wolf	Remodeling	\$4,389.40
8500 W. 122nd Place	Window Replacement	\$150.00
12701 Misty Harbor Lane	Windows	\$675.00
12627 Pawnee Road	Interior Remodel	\$375.00
12300 S. LaGrange	Demo	\$1,525.00
	Total	\$10,544.40
	Previous Report	\$16,623.02
	Total Year To Date	\$27,167.42



Commissioner James Favaloro
Commissioner Dan Polk
Commissioner Nicole Milovich-Walters
Commissioner G. Darryl Reed

VILLAGE OF PALOS PARK

Meeting of: February 24, 2020

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Consideration of Ordinance 2020 – 03: An Ordinance Approving a Western Growth Area Master Plan Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, and Amending Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in Relation Thereto.

BACKGROUND:

The master plan establishes the Palos Park community's vision for the future of the Western Growth Area, specifically for the area west of Bell Road. The plan will guide the Village as it oversees the development, setting an expectation as to the type and quality of housing and commercial development that is desired. The plan does not set these expectations in stone, but rather provides a framework to support future decision making. The plan further identifies regulatory updates that will be necessary to implement the vision. Finally, it is essential that the plan provide proper recommendations regarding residential and commercial densities to ensure that the new growth does not place an economic or financial burden on the Village. It does not approve any development, but rather will guide the Plan Commission and Village Council as they consider development proposals in the future.

The Plan Commission held public hearings regarding application #PC 2019 – 03 on November 21, 2019, December 17, 2019, and January 16, 2020. Multiple residents attended the hearing and several voiced concerns about the proposed Plan. Commissioner Wegele motioned, seconded by Commissioner McCarthy, to recommend approval of an amendment to Chapter 1222 – Official Village Comprehensive Plan, to revise the Comprehensive Plan adopted on December 7, 2009, and to incorporate the Western Growth Area Master Plan as an official document, subject to the condition that the maps on pages 13, 15, and 45 be amended to accurately reflect the existing and proposed land uses. The vote was five (5) yes, zero (0) no, and one (1) absent.

The Village Council considered the draft Western Growth Area Master Plan at the February 10, 2020 regular meeting. On a motion to direct staff to prepare an ordinance amending Chapter 1222 – Official Village Comprehensive Plan, to revise the Comprehensive Plan adopted on December 7, 2009, and to incorporate the Western Growth Area Master Plan as an official document, the vote was five (5) yes, zero (0) no. Accordingly, attached for consideration is the final ordinance and final draft of the Western

I make a motion to approve Ordinance 2020 – 03: An Ordinance Approving a Western Growth Area Master Plan Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, and Amending Part Twelve, Title Two, Chapter 1222, Section 1222.02 of the Palos Park Village Code in Relation Thereto.

Attachments:

Ordinance 2020 – 03

Western Growth Area Master Plan

NOTICE OF ADOPTION



Quality Transitions Between Residential & Commercial Areas

A major concern often voiced by community members is the impact of different or potentially adverse land uses adjacent to or near residential development. The Village should work to address potential development conflicts between residential and commercial areas before they are given an opportunity to start.

The requirement of development controls that regulate the quality and form of development in Palos Park should be a priority when administering the development of new commercial areas that abut residential areas or open spaces. The local regulations for commercial planned unit developments (PUDs) should be updated to reflect improved standards, such as the provision of quality landscaping and fence materials, and be included as part of the Village's approval process.

In the case that a proposed land use could impact adjacent areas beyond typical operation of a retail use, such as outdoor dining or bar areas, waste disposal areas, delivery times, and outdoor storage/display, special uses should be considered by the local Zoning Board of Appeals. The Board should place necessary conditions on a case-by-case basis.

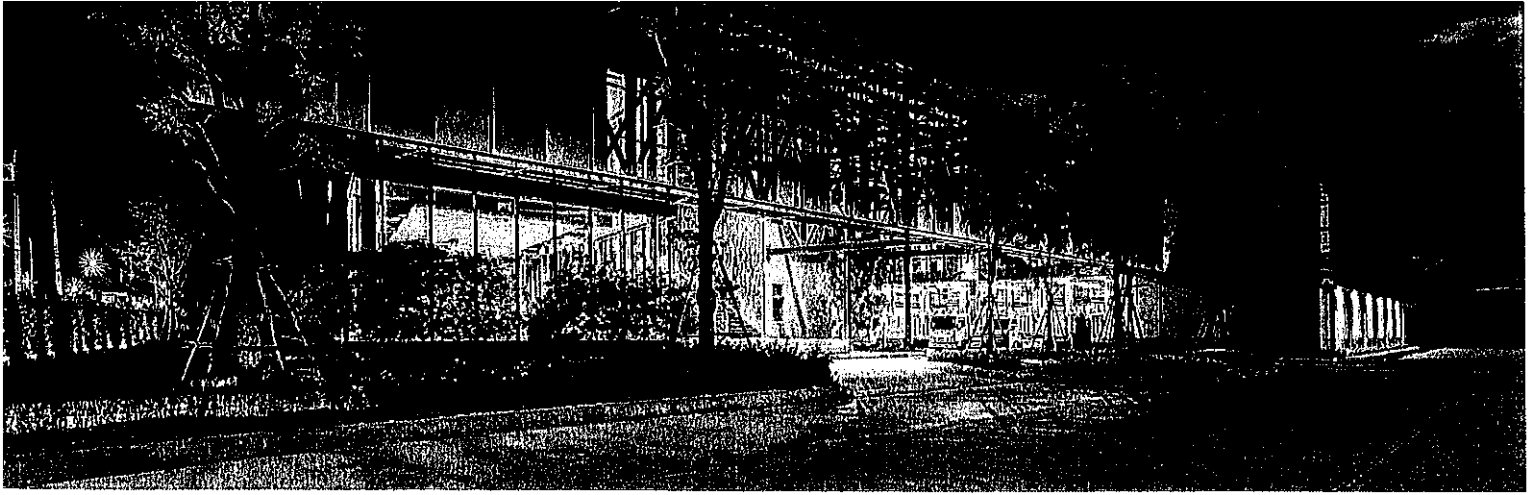
Commercial Development & Community Investment

Commercial development in both urban and suburban contexts is often viewed as a major source of public revenue, both in terms of property tax and sales tax generated. This is no exception in Palos Park, which should leverage commercial development to share public costs related to business growth. This includes enhancing road conditions due to commercial traffic/truck deliveries and expanding utilities or public services.

Golf Course Resort

While residential development is proposed for a large section within the Cog Hill & Country Club property, portions of the golf course should be preserved and enhanced into a top-of-the-line golf resort. The Village should ensure the development of a major regional attraction that expands local offerings for tourist, entertainment, and recreational options while adding revenue to support the community. This regional destination should include supporting hospitality, business, shopping amenities open to both golfers, Village visitors, and Palos Park Residents.

A conference center should be a component of the golf resort to attract professionals and networking events to the area. The conference center should be designed to accommodate a range of event types from weddings and community events, to workshops and seminars. Entertainment opportunities for children and teenagers should also be integrated into the resort area to attract families, including mini golf, a playground, and a theater.



Business Park

Opportunities for economic development and local job growth in Palos Park should be prioritized, as it would result in a fiscal benefit to the Village and its residents. While residential development is desirable, the development of a business park is also appropriate for the approximately 160-acre area north of Mount Vernon Memorial Park, bordered by Archer Avenue and the overhead utility corridor to the east. The area is currently almost entirely under single ownership and I-55 and I-355 are closely accessible within a 10-minute drive.

Uses could include office space or light manufacturing in a high-tech campus setting. This would increase employment opportunities in the area, add to the local tax base, and allow employees to enjoy the natural assets of Palos Park that make it a great place to live and work.

Should business park development occur, the Village should:

- Consider permitting incubator spaces that can accommodate a number of smaller light assembly businesses, commercial kitchen spaces, or shared work or office spaces that will provide for entrepreneurial opportunities in the Palos Park area.
- Promote the development of flex spaces that are designed to be versatile and used in combination with offices, data centers, research and development, and limited retail sales. When these new low-impact, light assembly, or flex-space industrial uses are proposed, projects should be evaluated on a case-by-case basis to determine their potential effect on existing or planned development and natural areas in the vicinity.
- Promote environmentally sensitive development practices that preserve the natural character of the surrounding area and protect environmental features such as wetlands in adjacent properties.
- Mitigate potential negative impacts to local roads by directing business park traffic to State and County roads and designated truck routes.
- Ensure buffering is provided along Archer Avenue and adjacent properties to screen future office or light manufacturing uses from view.

Commercial & Employment Areas Framework Plan

Traffic Volume

The proposed commercial sites are well-positioned to take advantage of the traffic volumes on Bell Road, Archer Avenue, and McCarthy Road. Future commercial uses should leverage the high traffic volumes by constructing well-designed commercial establishments with outdoor seating and other activity areas that catch the eye of passing drivers.

A *Archer Avenue Site*

This site at Archer Avenue and McCarthy Road should be developed into a mixed use commercial center. A mix of local-serving retail and regional commercial uses should be encouraged to provide for the daily needs of local residents while also serving regional traffic along Archer Avenue. Uses could include a grocery store, pharmacy, restaurants, and personal services. As a portion of the site fronting Archer Avenue and McCarthy Road is located in the Village of Lemont, coordination will be required to ensure sufficient access to future commercial development.

B *Mid Iron Club Site*

Commercial development should be encouraged at the Mid Iron Club property on Bell Road, which would benefit from access to the more than 10,000 vehicles that travel the road daily. Multifamily residential should also be considered for a portion of the site. Future development should provide for trail connections to the adjacent Gleneagles Country Club property.

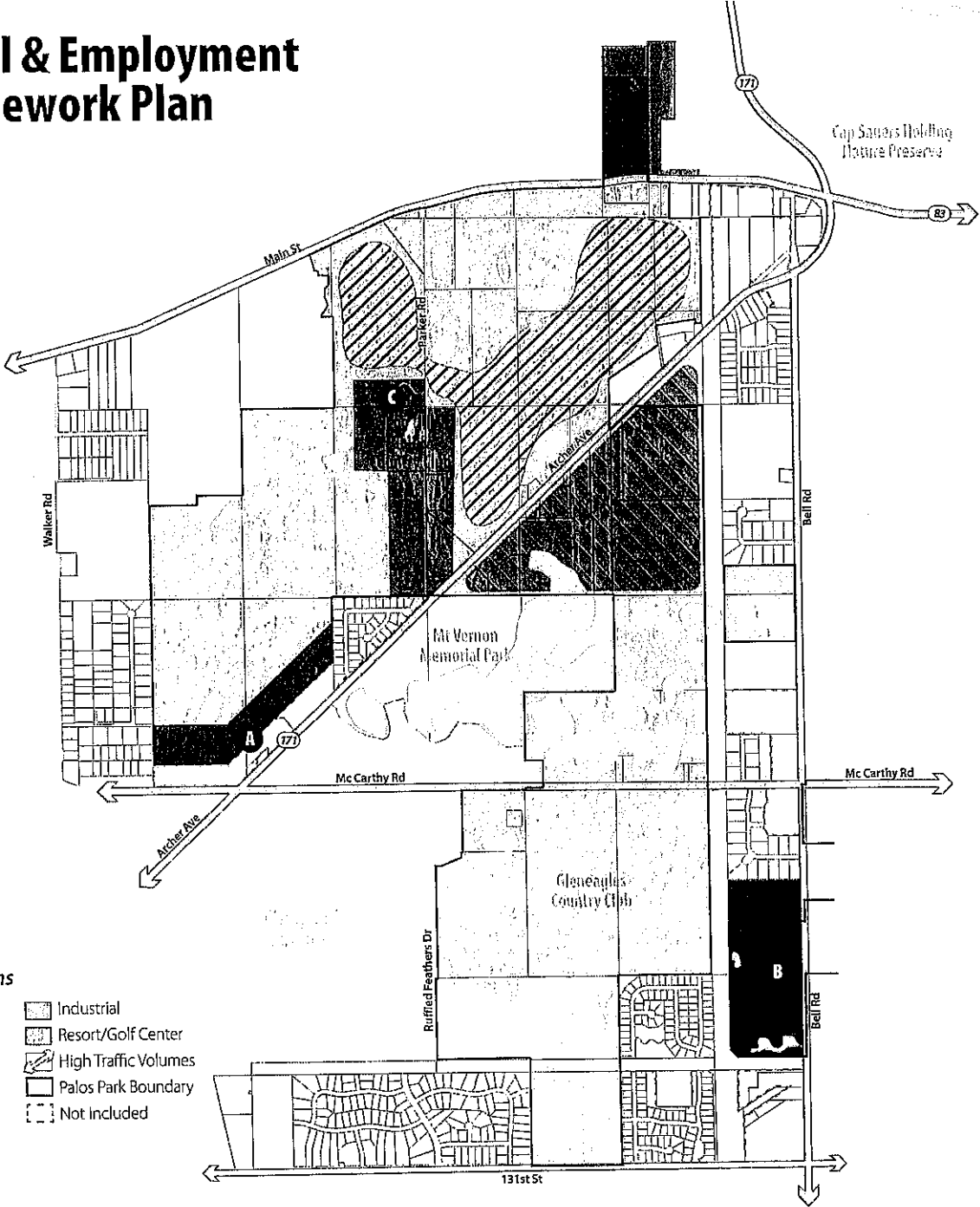
C *Golf Course Resort & Town Center*

As residential development occurs on the Cog Hill & County Club, sections of the golf course should be preserved for a world-class golf course resort that provides an array of bars, restaurants, and shops. To strengthen the resort's regional draw, complementary uses should be encouraged including a hotel, fitness and spa center, outdoor/indoor pool, and conference center. Development should take advantage of the surrounding scenic natural area, such as by developing an outdoor shopping plaza with incorporated open space and dining options that overlook the golf course.










Business Park

Though the area north of Mount Vernon Memorial Park is appropriate for residential development, the development of a business park would also be desirable. A business park would add to local employment opportunities and help fuel economic vitality within the Village. Uses could include light manufacturing, offices, and flex space developed in a high-tech, attractive campus environment that is well buffered from surrounding residential neighborhoods and incorporates environmentally sensitive development practices.

Commercial & Employment Areas Framework Plan



Land Use Classifications

-  Archer Avenue Commercial
-  Mid Iron Commercial
-  Residential / Business Park Development Opportunity
-  Golf Course
-  Industrial
-  Resort/Golf Center
-  High Traffic Volumes
-  Palos Park Boundary
-  Not Included



Open Space & Environmental Areas

Palos Park's beautiful parks and preserves are a main contributor to its high quality of life and a draw for new residential development to the area. The Village should ensure the community's open space and environment are protected during future development while expanding its recreational options and trail system.

To preserve and enhance its valuable natural assets, the Village should undertake the following:

- Grow and expand access to local recreational areas and activities for the benefit of residents and visitors alike.
- Draw in new residents and visitors to Palos Park due to the great parks and preserves.
- Provide the setting for a comprehensive trail system that is interconnected to regional trails and local parks and residential area.
- Ensure the protection of waterways, floodplains, and wetlands through requirements for sensitive development practices.
- Integrate open space into the design of new residential development, commercial areas, and spaces in between.
- Support the dedication of 10 acres of parkland (in facilities such as accessible parks, playgrounds, and school play lots) for every 1,000 residents within the Western Growth Area. At least half of the dedicated parkland (5 acres per 1,000 residents) should be required to be constructed on-site within a proposed development. If adequate parkland cannot be dedicated within a proposed development, at the Village's discretion, a fee-in-lieu can be used to fund off-site parkland improvements to accommodate up to five acres per 1,000 residents.

Preserving & Expanding Recreational Options

Vast and protected open spaces in and around Palos Park, which include wooded areas with rolling topography and water features, are the setting for recreational opportunities for residents and visitors in the area. Areas to the east of the Western Growth Area include numerous natural and forest preserve areas like Cap Sauers Holding Nature Preserve, Sagawau Canyon Nature Preserve, and Tampier Slough Woods, and others. These areas provide access to hiking, cycling, and equestrian trails.



The Sag Valley Trail System, operated by the Cook County Forest Preserve District, additionally provides horseback riding and cross-country skiing opportunities on unpaved trails in a wooded and prairie setting surrounding Tampier Lake. Opportunities for camping are available at Bullfrog Lake. All existing public recreational amenities such as these should be protected and preserved as redevelopment occurs in the Western Growth Area.

Recreational areas, including parks, playgrounds, outdoor venues, and natural areas should be included as a design component of development plans, particularly for those developments that add new homes and residents to Palos Park. The expansion of recreational offerings will bring new development in line with the character of Palos Park and its tranquil setting.

Comprehensive Trail Systems

Palos Park residents are familiar with the wealth of existing trail connections in the area immediately surrounding the Western Growth Area. The Cal Sag Channel and the westernmost access point to the 26-mile Cal Sag Trail sit just to the north, and other trails in the vicinity include the Canal Trail, the Palos Trail System, and the Calumet Sag Trail. All new developments in the Western Growth Area should provide additional connections to this existing trail system, and build new trails that contribute to the overall connectivity of the trail network with reference to the Palos Park Bikeways and Trails Plan.

Developing an expanded and interconnected trail system in the Western Growth Area would serve many purposes, creating healthy recreational opportunities for residents, attracting visitors to the area, expanding mobility options that are an alternative to vehicle travel, and connecting trail users to retail and gathering spaces. Trails should be multi-modal, integrating access for pedestrians, bikes, golf carts, and equestrian paths wherever possible. A comprehensive trail system can transform the area into a fully connected, easily accessible region.



Respecting the Land & Waterways

The preservation and protection of open spaces, natural areas, and significant natural features in Palos Park brings further environmental benefits to the entire region. Thoughtful integration of open spaces into new development in Palos Park can derive many environmental benefits for the land and waterways. Present environmental features, such as forested areas and streams, ponds, and wetlands, should be incorporated and preserved in all new development plans, continuing the Village's long tradition of strong stewardship of the natural environment. Stormwater best management practices (BMPs) should be required of all development and reduce rate of flow during storm events when possible.

Palos Park should remain consistent in the regulation of environmental standards for all development. Retention of natural areas supports wildlife habitat and ecosystem health, assists regional stormwater management, and improves water and air quality. These are qualities that the Village should seek to retain and reinforce.

Integrating Open Space & Development

The form of contemporary development in residential, commercial, and mixed-use developments is more tested and adaptable to various settings than ever. The concept of conservation development, or conservation design, emphasizes the principles of sustainable development and the protection of open spaces and environmental features, including recreational areas, undisturbed nature, views and vistas, wildlife habitat, and natural character.

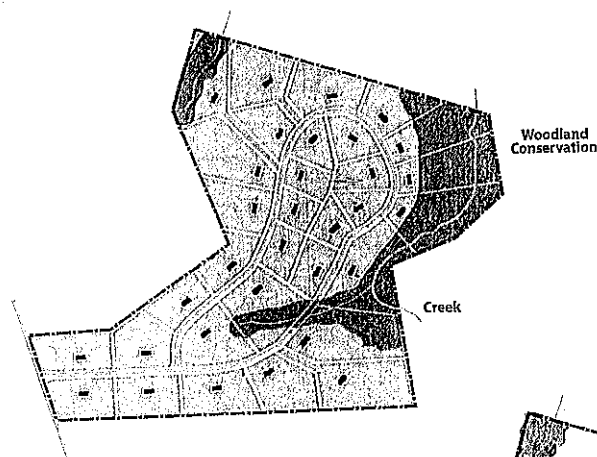
Palos Park should implement conservation design in new development to ensure sites exist in harmony with natural areas, and the preservation of open spaces is prioritized. Clustered development not only allows for efficient delivery of community services, facilities, and infrastructure, but offers the added benefit of the retention of open areas amidst the built environment.



Conservation Design & Quality of Life

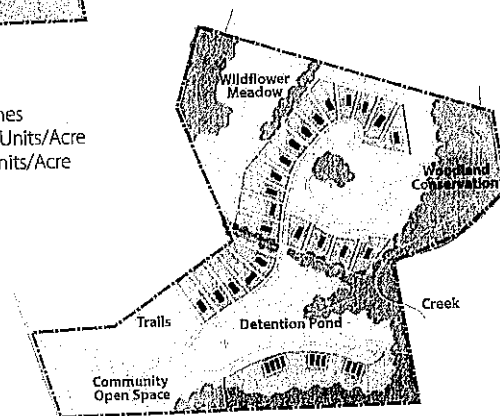
Conservation design or clustered development can carry forward the quality of life that has come to be expected by Palos Park residents. Active outdoor recreation and trails, preservation of the natural environment and open space, and access to dependable services and infrastructure must be safeguarded and extended to new areas in the Village. Responsible planning and development methods can help make this a reality.

Saving room for open space areas, parks, and trails can enable the beauty of Palos Park to endure negative impacts of future growth. Palos Park should make efforts to keep current residents content, maintaining the charm, character, and quality of life in the Village, while requiring sustainable methods of development to support future generations of residents. While conservation design has been recommended with a focus on wetlands, it can be applied elsewhere in the Western Growth Area, such as to preserve forested areas.



Conventional Sprawl

This example shows 32 homes
 Gross Density = 1 Dwelling Units/Acre
 Net Density = 1 Dwelling Units/Acre



Conservation Development

This example shows 32 homes
 Gross Density = 1 Dwelling Units/Acre
 Net Density = 4 Dwelling Units/Acre

Open Space and Environmental Areas Framework Plan

Tree Canopy Preservation

Any new residential development on existing golf courses should be respectful to mature tree canopies. Trees should be protected as much as possible as growth occurs, through strategies such as clustering development or orienting development along established tree lines. It is vital that the cherished natural character and environment of the Western Growth Area is preserved as development occurs.

Landscape Buffers

Existing landscape buffers should be preserved to provide screening between residential development and incompatible uses. This is especially important for the northern forested buffer, which will separate the unsightly industrial uses from new residential development south of Main Street.

Conservation Design

The areas northwest and northeast of McCarthy Road's intersection with the overhead utility line contains wetlands and environmentally sensitive areas. These areas are valuable natural assets that should be protected as development occurs in the Western Growth Area. Any future growth in these areas should utilize a conservation design approach that preserves and protects natural features and includes a trail network to allow future residents to make the most out of existing natural assets.

New Trail System

The Western Growth Area should establish a comprehensive trail system to transform the area into a fully connected, easily accessible region for active transportation. This trail system should link the entire study area including residential areas, commercial nodes, and the golf resort, allowing residents to reach their community destinations simply through walking or biking. The incorporation of a public golf cart system throughout the area may be considered to help reduce reliance on personal vehicles.

Safe Trail Crossings

Where future trails cross roadways, safe and highly visible pedestrian crossings should be provided. Depending on the traffic volume of the roadways, the Village should consider the installation of High-Intensity Activated crossWalk (HAWK) signals to ensure vehicles are alerted of the presence of crossing pedestrians or bicyclists. Coordination with Will County Department of Transportation and Illinois Department of Transportation (IDOT) will be necessary.

A *Connections to Existing Trail Systems*

Where possible, proposed trails should provide connections to the existing trail systems. This includes with the Sag Valley Trail System, Cal Sag Trail, Palos Trail System, and the Calumet Sag Trail. By doing so, recreational opportunities would be greatly expanded for residents and visitors, including available routes for hiking, biking, and horseback riding.

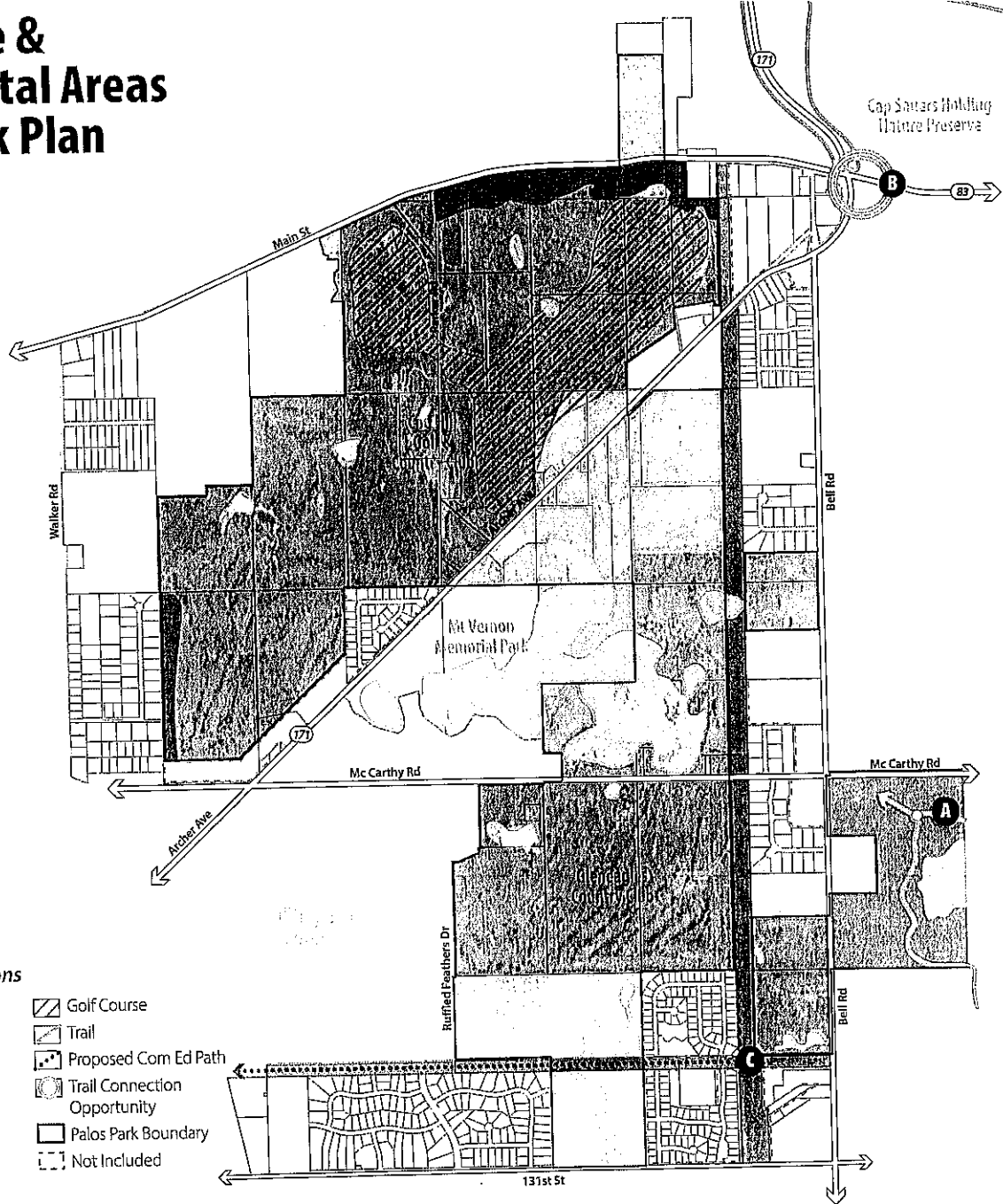
B *Key Access Point*

The Main Street/Bell Road/Archer Avenue/Calumet Sag Road intersection is a key access point to connect the Western Growth Area to the larger regional trail system via the Cal Sag Trail. This intersection should be improved by implementing designated pedestrian crossings over Archer Drive/IL-171, Main Street/IL-83, Bell Road, and Dineff Road to ensure trail users can safely cross. A trailhead north of Main Street should also be enhanced with amenities such as directional signage, seating areas, and a public bathroom.

Utility Line Greenways

C Two utility rights-of-way currently cross the Western Growth Area. Though they act as barriers to development, the utility rights-of-way represent targets for future public greenways with trails. Such an improvement would significantly increase connectivity between existing and proposed residential areas and commercial development. The Village of Lemont has a 10-foot bi-directional bicycle and pedestrian path proposed along the ComEd right-of-way extending from Derby Road to the existing path within the Glens of Connemara subdivision.

Open Space & Environmental Areas Framework Plan



Land Use Classifications

- | | |
|-------------------------------------|------------------------------|
| Open Space | Golf Course |
| Forest Preserves | Trail |
| Target for Tree Canopy Preservation | Proposed Com Ed Path |
| Conservation Design | Trail Connection Opportunity |
| Landscape Buffer | Palos Park Boundary |
| Greenway Trail | Not Included |



05

TRANSPORTATION

As future growth occurs in Palos Park's Western Growth Area, roadway capacity must also grow to keep pace with increasing traffic volumes and provide access to new development. As outlined in the 2009 Comprehensive Plan, safe and efficient movement of vehicles, bicycles, and pedestrians must be accounted for in all areas of the Village. It is also essential that future roadway improvements aim to protect the natural character of the Western Growth Area through the incorporation of landscaping and thoughtful design that minimizes views of development from adjacent major roadways. The following section identifies key transportation considerations, summarizes planned projects, and establishes guidelines for the expansion of the future roadway network.

Transportation Guidelines

To support enhanced mobility and access to new development for the area's growing population, existing roadway capacities should be increased and new routes should be established as needed.

The Village should consider the following as it works with Cook County, IDOT, and the development community to enhance the Western Growth Area's roadway network:

- Work with developers to ensure private roads are built to public standards.
- Encourage the development of new streets, or the improvement of existing streets, to conform to the natural topographic character of the land and minimize impacts to natural features.
- Sustain the overall street hierarchy through effective land use and property access controls.
- Incorporate bicycle and pedestrian infrastructure that supports multimodal accessibility and increases safety and connectivity for all users through the Western Growth Area. Such infrastructure should connect to the regional trail system.
- Discourage non-local traffic in residential neighborhoods.
- Ensure safe design of street intersections along principal arterial roads with safe pedestrian crossings where needed.
- Continue to improve gateways into the Western Growth Area through landscaping, gateway features, lighting, and wayfinding.
- Consider adopting a Dark Sky Ordinance to include in Chapter 1476 of the Codified Ordinances that requires the use of full cutoff fixtures that cast minimal or no upward light for building, site, and street lighting. Dark Sky practices protect the attractive view of the night sky by reducing light pollution.

Right-of-way Preservation

The Village should also ensure that the locations of future rights-of-way are preserved in all new subdivisions to ensure adequate connectivity to future development and the future roadway network. Future rights-of-way should avoid major trees and other significant natural features to support environmental preservation.

Primary Roadways

The Western Growth Area is traversed by multiple major roadways that are managed by different agencies. Future improvements should be prioritized for the following key roadways:

- Bell Road
- Main Street/111th Street
- McCarthy Road
- Archer Avenue
- Parker Road
- 131st Street

Jurisdiction

Of these key roadways, Archer Avenue and 111th Street are both principal arterial roads and Main Street is a minor arterial under the jurisdiction of the Illinois Department of Transportation (IDOT). Under County jurisdiction is Bell Road (principal arterial), McCarthy Road, and 131st Street (minor arterials). Parker Road is a collector street that is privately owned.

Because these key roadways are managed by varying entities, it is essential that the Village coordinates with each respective agency to plan for roadway enhancements. Local roadway enhancements should be completed in unison with County and State projects to gain the most contributions and funding from State, County, and Federal levels.

Transportation Framework Plan

Principal Arterial

Principal Arterials are intended to serve the highest volume of traffic and often carry through traffic that is headed to destinations outside the community. Principal arterials like Bell Road and Archer Avenue play a vital role in connecting the Western Growth Area's residents and businesses to other parts of the region and providing the primary means of access for visitors to the area. All principal arterials are under County or State jurisdiction and coordination will be required to ensure capacity keeps pace with demand generated by future development.

Minor Arterial

Minor arterials provide connections to other areas of Palos Park and nearby communities. They have lower volumes than principal arterials and provide connections between principal arterials and collector roads. Like principal arterials, all minor arterials are under State and County jurisdiction.

Collector Street

Collector streets are intended to serve trips to and from neighborhoods within the Western Growth Area. They collect and distribute traffic between neighborhoods leading to local roads. Collector streets should provide a multiuse path to enhance pedestrian and bicycle connectivity. Parker is the only existing collector street within the Western Growth Area.

The potential future location of collector streets are identified in the map and highlight the need for through connections and enhanced connectivity throughout the Western Growth Area. Alignments shown are for illustrative purposes only.

Access Point

Future development will need to be served by an integrated network of local roadways. The access points identified in the map indicate the approximate locations of desired future connections to arterials and collector streets. They also highlight areas to be prioritized for cross access between existing and future neighborhoods and commercial areas. It is important that any future private roads be constructed and maintained to public standards. Access points from arterials and collector streets should be improved with a landscaped median to mark entry into the adjacent neighborhood.

Intersection Improvement

As previously indicated in the Open Space and Environmental Areas Framework Plan, the Main Street/Bell Road/Archer Avenue/Calumet Sag Road intersection is a key access point to the Western Growth Area. It provides connections to both surrounding communities and the region for vehicles, and to the larger regional trail system via the Cal Sag Trail for pedestrians and cyclists.

As roadway improvements occur around this intersection, it is important that the Village ensures safe and efficient crossings not only for vehicles, but also active modes of transportation and regional trail connections. Roadways leading to the intersection should provide multiuse trails where possible and crosswalks should be clearly marked and signalized.

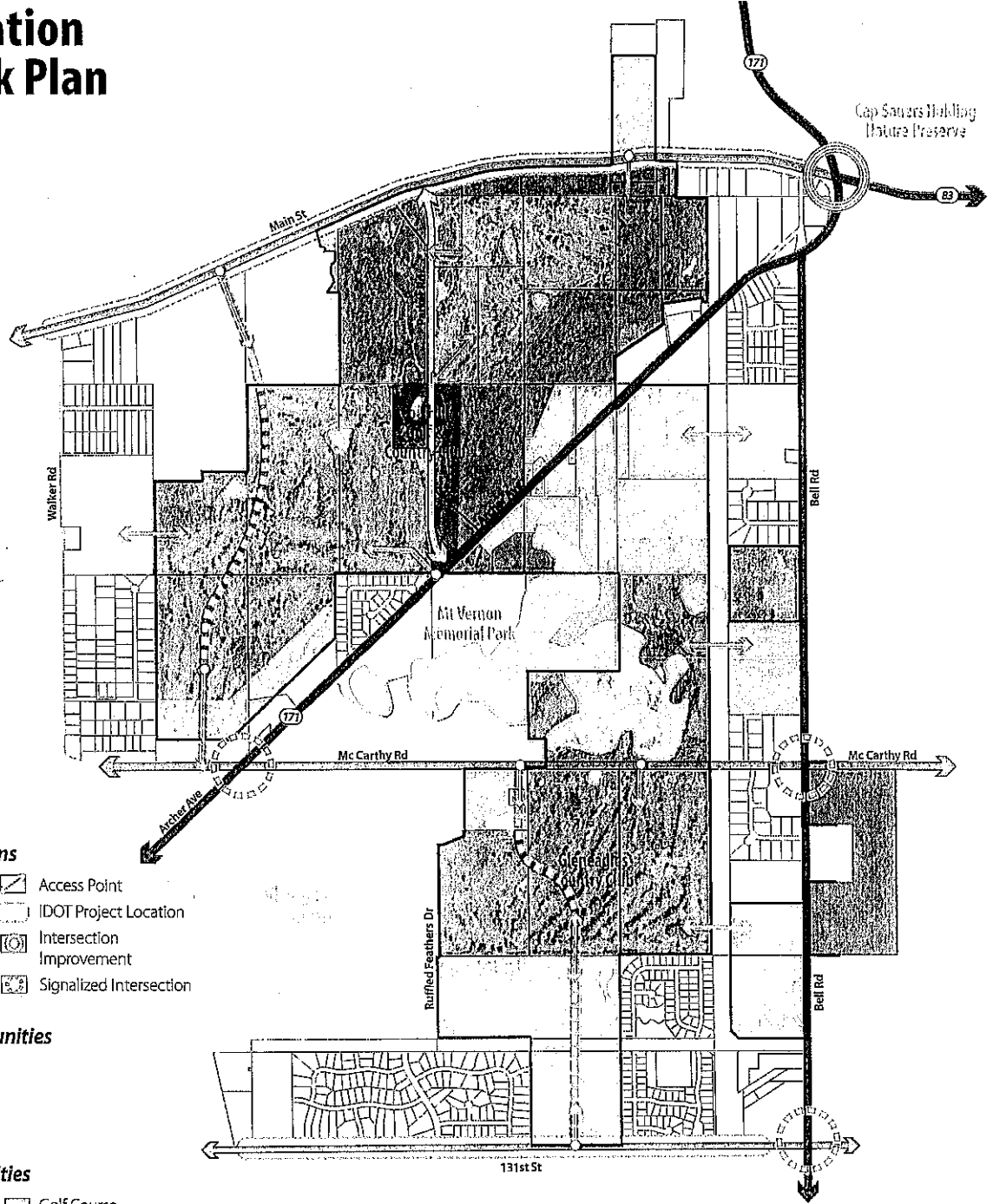
IDOT Project Location

IDOT currently has three improvement projects proposed within the Western Growth Area along Main Street, 131st Street, and Bell Road. These projects are discussed in further detail in the following section.

Signalized Intersection

As roadway improvements occur and capacity is increased, several intersections will need to be improved to better accommodate the efficient flow of traffic. Signalized intersections should include design elements that enhance pedestrian mobility and safety such as crosswalks, pedestrian scaled lighting, and signage.

Transportation Framework Plan



Roadway Classifications

- | | |
|--|--|
| | |
| | |
| | |
| | |

Development Opportunities

- Residential Opportunity
- Golf/Hospitality Opportunity

Recreation Opportunities

- Existing Parks and Forest Preserve
- Golf Course



Ongoing Improvements Projects

IDOT currently has the following improvement projects proposed within the Western Growth Area:

- The addition of a bicycle side path along Main Street from Illinois Street in Lemont to Archer Avenue and IL Route 83.
- The installation of a 10-foot bi-directional bicycle and pedestrian path along the ComEd right-of-way extending from Derby Road to the existing path within the Glens of Connemara subdivision.
- A roadway redesign and expansion of Bell Road from IL Route 7 to Archer Avenue, and of Archer Avenue from Bell Road to Calumet Sag Road.

The Village should work together with IDOT to ensure these roadway enhancements are in line with the Village's design goals and vision for efficient connectivity.

Bell Road Redesign Project

IDOT's SRA project will result in roadway redesign and expansion for Bell Road from 159th Street to Archer Avenue and Archer Avenue from Bell Road to Calumet Sag Road. Within the Western Growth Area, Bell Road's right-of-way is proposed to be widened to 100 feet, including two travel lanes in each direction, a landscaped median, and parkways on either side (see the proposed arterial cross section on the adjacent page for a similar visualization of this roadway composition).

In addition, the roadway between the Bell Road/Archer Avenue intersection and Calumet Sag Road is proposed for a 160-foot right-of-way with two through lanes, a raised median, and wide parkways on either side. A bicycle trail is proposed between 131st Street and McCarthy Road within the Palos Forest Preserve. Signals are also recommended for the intersections of Bell Road with 131st Street and McCarthy Road.

The SRA plan calls for a Phase I study on possible impacts to wetlands along the corridor as well as coordinated efforts by local government bodies to agree on design criteria, including lighting, landscaping, and building setbacks.

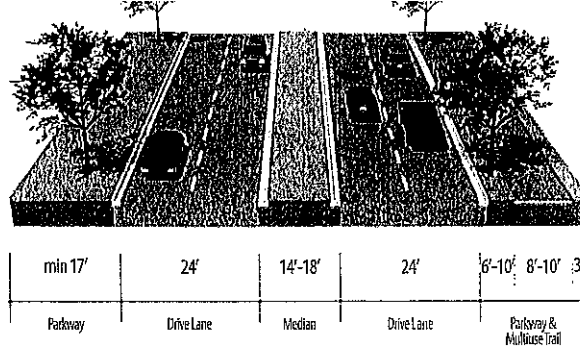
Desired Cross Sections

The following cross section descriptions and accompanying illustrations identify desired elements that should be incorporated into local roadway designs as development occurs within the Western Growth Area. Regardless of roadway type, it is vital that any private roads are constructed and maintained to public standards.

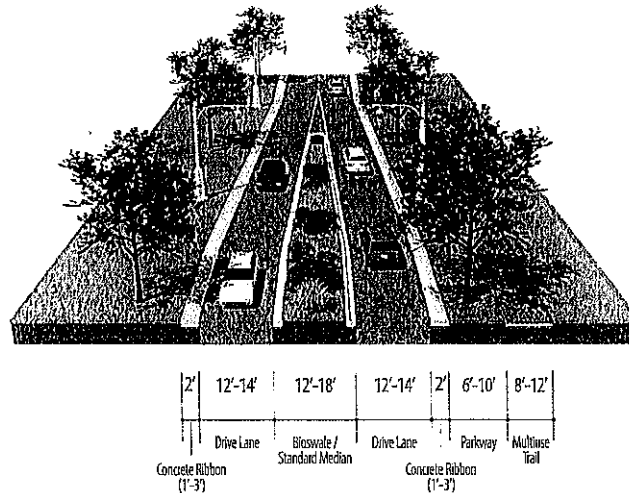
a rural character that is similar to either side, screening setback properties from view. Rights-of-way should contain one to two travel lanes in each direction with landscaped parkways, concrete gutters, and either a flush or raised landscaped median. A wide multiuse path should be incorporated on at least one side where possible to support pedestrian and bicycle activity.

Collector Streets

Collector streets within the Western Growth Area should maintain a rural character. Rights-of-way should contain two travel lanes flanked by concrete ribbons to hold the edge of the roadway. An approximately eight-foot wide multiuse path should be incorporated on one side. Alternatively, if on-street bike lanes are proposed in place of a multi-use path, the lane width should be expanded to a minimum of 16 feet to accommodate vehicles and bicyclists. Where collector streets intersect arterial and local streets, a landscaped median or boulevard treatment should be incorporated within the cross section to frame entry points to neighborhoods. Parker Road should be improved as a collector as development occurs. Additional collector streets should also be provided to connect residential neighborhoods and commercial districts to one another.



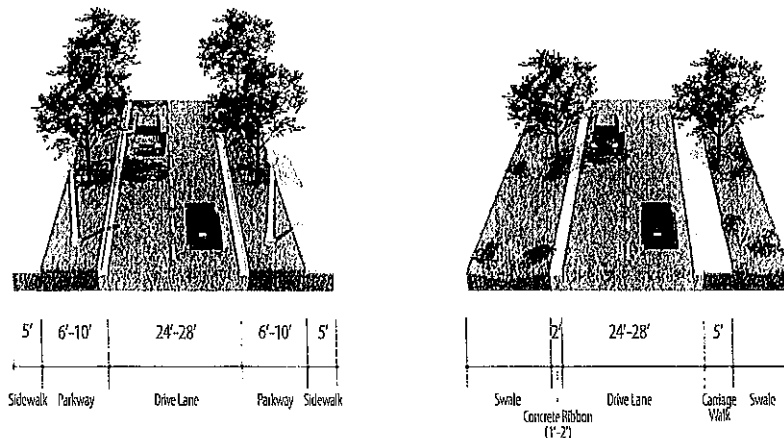
Proposed Collector Street Cross Section

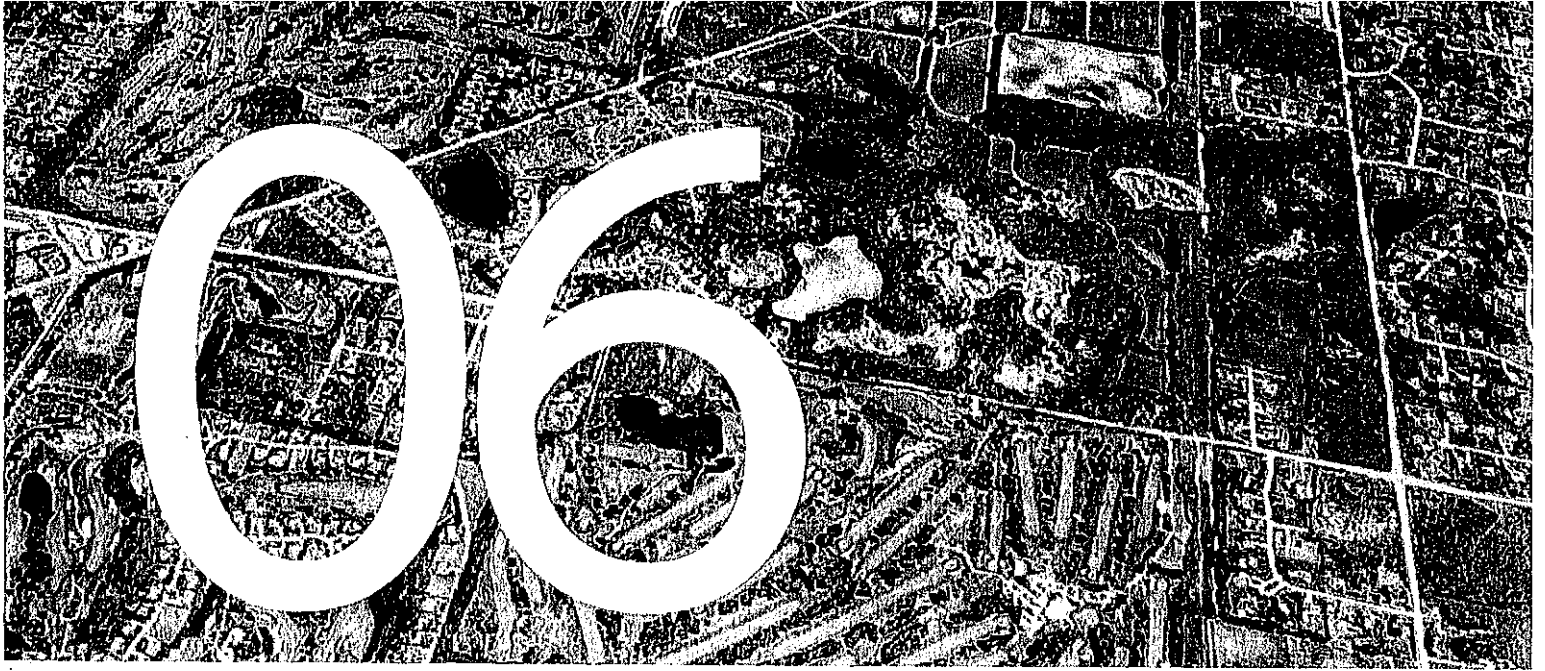


Local Streets

Depending on the density and character of surrounding development, local streets should take on either a rural configuration that is similar to many of the existing streets within Palos Park, or a more suburban design. A rural local street should include a carriage walk on one side to provide pedestrian connectivity and incorporate swales to naturally handle stormwater. Suburban local streets should be improved with curb and gutter and sidewalks on both sides. Regardless of configuration, local streets should include a landscaped median as they approach intersections with arterial and collector streets. The recommended roadway width of 24 to 28 feet should be sufficient to provide for limited on-street parking while still providing adequate lane width for emergency vehicle response.

Proposed Local Street Cross Sections





NEXT STEPS

The Western Growth Area Master Plan serves as the foundation for future planning decisions related to development within Palos Park's Western Growth Area. The Western Growth Area is identified as a future study area within the Village's 2009 Comprehensive Plan. Upon adoption of this master plan document, the Village will technically be amending its Comprehensive Plan to incorporate the Western Growth Area Master Plan. This section outlines next steps and additional considerations following adoption of the Master Plan to ensure implementation and adherence to plan recommendations.

are the primary tool that can be used to implement the Plan. Following adoption of the Master Plan, it is critical that the Village updates its current zoning code and related ordinances, such as landscape and Planned Unit Development (PUD) ordinances, to ensure regulations reflect the Village's policy and desires for the Western Growth Area. Amendments to development regulations and design standards should consider complementary programs and incentives that can be used to achieve the community's vision for economic development, neighborhood character, connectivity, and other aspects of the Plan.

Specific recommendations of the Master Plan that development regulations can address include:

- The appropriate scale, design character, and configuration of residential and commercial development.
- Requirements for residential setbacks from roadways and use of landscaped buffers.
- Parking lot landscaping requirements for commercial properties.
- Conservation design standards for development within designated environmentally sensitive areas.
- Improving Palos Park's image as a development-friendly community through a simplified development review and permitting process.
- Open space preservation within proposed developments.
- Consideration of a Dark Sky Ordinance to limit light pollution in public areas.

Area Master Plan, the Village should undertake an update to its PUD ordinance to ensure that development regulations are effective in guiding high-quality, creative, appropriate, and desirable development in the Western Growth Area.

This should include a thorough review and assessment of the Village's existing PUD ordinance to identify any inefficiencies or shortcomings. In its review of the current PUD ordinance, the Village should consider:

- Accommodating densities greater than 4 units per net acre within a PUD, so as to provide for a higher overall gross density across the entire Western Growth Area.
- Allowing for commercial, mixed-use, and multi-family residential development where appropriate.
- Modifying lot size and setback requirements to accommodate a wider array of housing types such as patio home and cottage home configurations.
- Revising parking standards to account for differing demand among different housing and household types.
- Providing additional guidance regarding conservation design.
- Providing options for roadway design that accommodate a rural or more suburban configuration depending on the density and character of surrounding development.

PUD ordinance procedures and application requirements should also be reviewed to ensure they are in keeping with current best practices.

than double the Village's population if developed. This means that the Western Growth Area also has significant potential to impact the Palos Park's community. As such, it is critical that the Village have the appropriate tools in place to properly guide future development and ensure that future neighborhoods and commercial district make a positive contribution to the community's image.

Following adoption of the Western Growth Area Master Plan, the Village should develop design guidelines that addresses all aesthetic and design components of future development within the Western Growth Area. The guidelines should establish standards for residential and commercial development that inform the architectural style and a variety of development attributes such as massing and orientation, garage and driveway location and orientation, building materials, and fenestration. Guidance should also be provided for site design addressing open space and stormwater management, transportation improvements and right-of-way design, and building and street lighting. The guidelines should address both public and private improvements and investment and be used to inform decisions related to zoning approval, the use of public funding, and long-term planning.

Jurisdictional & Organization Cooperation

For the Master Plan to be successful, there must be strong leadership from the Village of Palos Park in spearheading coordination between key stakeholders, the private sector, and governmental entities. This includes working together with the development community, IDOT, and Cook County to ensure future development meets the standards of the Village and the Master Plan. This should include coordination on roadway and infrastructure improvements. The Village should also actively coordinate with property owners, future developers, and business representatives to identify strategies for improving the quality and character of the Western Growth Area.

The Village should also work with other taxing agencies to assess fiscal impact considerations. As the Village continues to assess the potential impact of significant new development in the coming years, it should work proactively to engage other local jurisdictions, particularly the school and fire protection districts, to identify future service needs and capital improvements.

Capital Improvements

Much of the Western Growth Area is not yet fully served by utilities and as development occurs the Village should identify opportunities to extend Village water and wastewater facilities. The Village has prepared initial estimates of capital costs associated with providing water and sanitary sewer infrastructure to the four primary development opportunities in the Western Growth Area (Mid-Iron, Cog Hill, and Gleneagles golf course properties and the Ludwig Farm property). These costs are summarized in the table below:

Utility Capital Cost Estimates

	Option 1	Option 2
Water Main		
HFV to Bell Road	\$1,400,000	\$1,400,000
Cog Hill / Gleneagles via 123rd	\$650,000	-
Cog Hill / Gleneagles via Bell	-	\$1,735,000
Gleneagles to Mid-Iron	\$1,552,000	\$1,552,000
Mid-Iron to Ludwig	\$539,000	\$539,000
Total Water Main	\$4,141,000	\$5,226,000
Sanitary Sewer		
Cost share of Cog Hill sewer	\$250,000	-
Cost to reach Mid-Iron and Ludwig	\$3,140,000	-
Total Sanitary Sewer	\$3,390,000	-

Note:

Does not include any costs associated with acquiring CmEd easement.

Route changes as requested by property owners will impact costs.

Does not include cost of extending sewer and/or water east to and across Bell Road for possible Equestrian Estates connection.

Source: Village of Palos Park; Hausert Lavigne Associates

Exaction Fee Review

To support implementation of the Master Plan, the Village should prepare a more detailed analysis of potential capital expenditures within the Western Growth Area. This analysis should include a review of the Village's exaction fee schedule to ensure that fees are sufficient to cover the capital costs associated with the addition of such a potentially significant increase in population and employment.

User Fee Review

As a predominantly residential suburban community, the Village of Palos Park relies heavily on user fees related to local utilities, primarily water and sewer. The Village should examine utility user fees to determine if they can generate fee revenue at a level sufficient to meet future service needs. More importantly, user fees are one of the few municipal revenue sources that are under the complete control of local authorities, unlike property and utility taxes which are subject to statutory limits.

Capital Improvement Plan (CIP) Update

Once the Village has more accurately identified potential capital costs associated with future development in the Western Growth Areas, the Village should update its CIP. The CIP establishes schedules, priorities, and estimated costs for all public improvement projects over a five-year period. Through this process, all projects are reviewed, priorities are assigned, cost estimates are prepared, and potential funding sources are identified. The CIP should organize and schedule specific projects related to the Master Plan, such as extending utilities and infrastructure and expanding existing local roadways.

Development Infrastructure Capacity

A core principle of the Master Plan is that future development should be carefully weighed and evaluated to avoid needless additional tax burdens for Palos Park's current residents. Development of the Western Growth Area should not create an undue burden on Village services, utilities, or infrastructure.

All new developments should demonstrate adequate water and wastewater capacity and should be connected to public utilities. For all new development or redevelopment, the Village should generally require facilities and utilities to be extended at the cost of the development. The Village should also require oversized facility improvements where appropriate to serve an area larger than a proposed development, subject to reasonable recapture agreements for repayment of the costs of oversizing.

Review and Update Subdivision Regulations

Following adoption of the Western Growth Area Master Plan, the Village should review and update its subdivision ordinance to ensure that proper regulations are in place to enable desired future development. In alignment with the recommendations of this plan, the revised ordinance should include regulations that:

- Guide appropriate parkland dedication and right-of-way preservation;
- Accommodate desired block configurations and roadway cross-sections;
- Guide environmental conservation and tree preservation; and
- Provide for adequate infrastructure capacity for proposed development and the development of surrounding areas.

The subdivision regulations should ensure that future development includes needed public improvements to provide high quality-of-life for future residents of the Western Growth Area.

Regular Updates

As a component of the Comprehensive Plan, it is important that the Master Plan is regularly updated in concert with the Comprehensive Plan to ensure the document adapts to the area's changing needs. In the case of a major new development or issue specific to the Western Growth Area, the Master Plan can be revised independently to address the change. Like the Comprehensive Plan, review of the Master Plan should ideally coincide with the preparation of the Village's budget and Capital Improvement Plan and the preparation of an annual action agenda. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year.

WESTERN GROWTH AREA
MASTER PLAN AMENDMENT TO THE COMPREHENSIVE PLAN,
VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS

Pursuant to 65 ILCS 5/11-12-7, notice is hereby given that, on February 24, 2020, the Village Council for the Village of Palos Park, Cook County, Illinois, pursuant to Ordinance No. 2020-____, adopted a Western Growth Area Master Plan Amendment to the Comprehensive Plan for the Village of Palos Park, Cook County, Illinois, copies of which are available in the Village Clerk's Office, Palos Park Village Hall, 8999 West 123rd Street, Palos Park, Illinois.

Marie Arrigoni, Village Clerk

Prepared by:

Thomas P. Bayer
Klein, Thorpe and Jenkins, Ltd.
20 North Wacker Drive, Suite 1660
Chicago, Illinois 60606-2903

Return to:

Village of Palos Park
8999 West 123rd Street
Palos Park, Illinois 60464
Attention: Deputy Village Clerk

**AMENDING PART TWELVE, TITLE TWO, CHAPTER 1222, SECTION 1222.02
OF THE PALOS PARK VILLAGE CODE IN RELATION THERETO**

BE IT ORDAINED by the Village Council of the Village of Palos Park, Cook County, Illinois, as follows:

SECTION 1:

- A. That, on November 21, 2019, December 17, 2019 and January 16, 2020, the Plan Commission of the Village of Palos Park (the "Village") held public hearings in regard to the proposed Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village, with said hearing on November 21, 2019 being held pursuant to the publication of proper notice in compliance with 65 ILCS 5/11-12-7.
- B. That, on January 16, 2020, the Plan Commission of the Village recommended the adoption of the Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village to the Village Council.
- C. That, on February 10, 2020, the Village Council had public discussion in relation to the proposed Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village.
- D. The Village Council approves and adopts the findings and recommendations of the Plan Commission and incorporates such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That the Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village, attached hereto as Exhibit A and made part hereof, is hereby approved as an amendment to and part of the Comprehensive Plan for the Village.

SECTION 3: That, to the extent of any conflicts between the provisions of the Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village, and provisions of the current Comprehensive Plan for the Village, the provisions of the Western Growth Area Master Plan amendment to the Comprehensive Plan for the Village shall prevail.

“(c) The Western Growth Area Master Plan Amendment to the Village of Palos Park Comprehensive Plan, dated February 24, 2020. (Ordinance No. 2020 – 03).”

SECTION 5: That the Village Clerk is directed to record, with the Recorder of Deeds of Cook County, Illinois, the Notice attached hereto as Exhibit B, so as to comply with 65 ILCS 5/11-12-7.

SECTION 6: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED this 24th day of February, 2020, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 24th day of February, 2020.

John Mahoney, Mayor

ATTEST:

Marie Arrigoni, Village Clerk

Published by me in pamphlet for this 25th day of February, 2020.

Marie Arrigoni, Village Clerk

(attached)

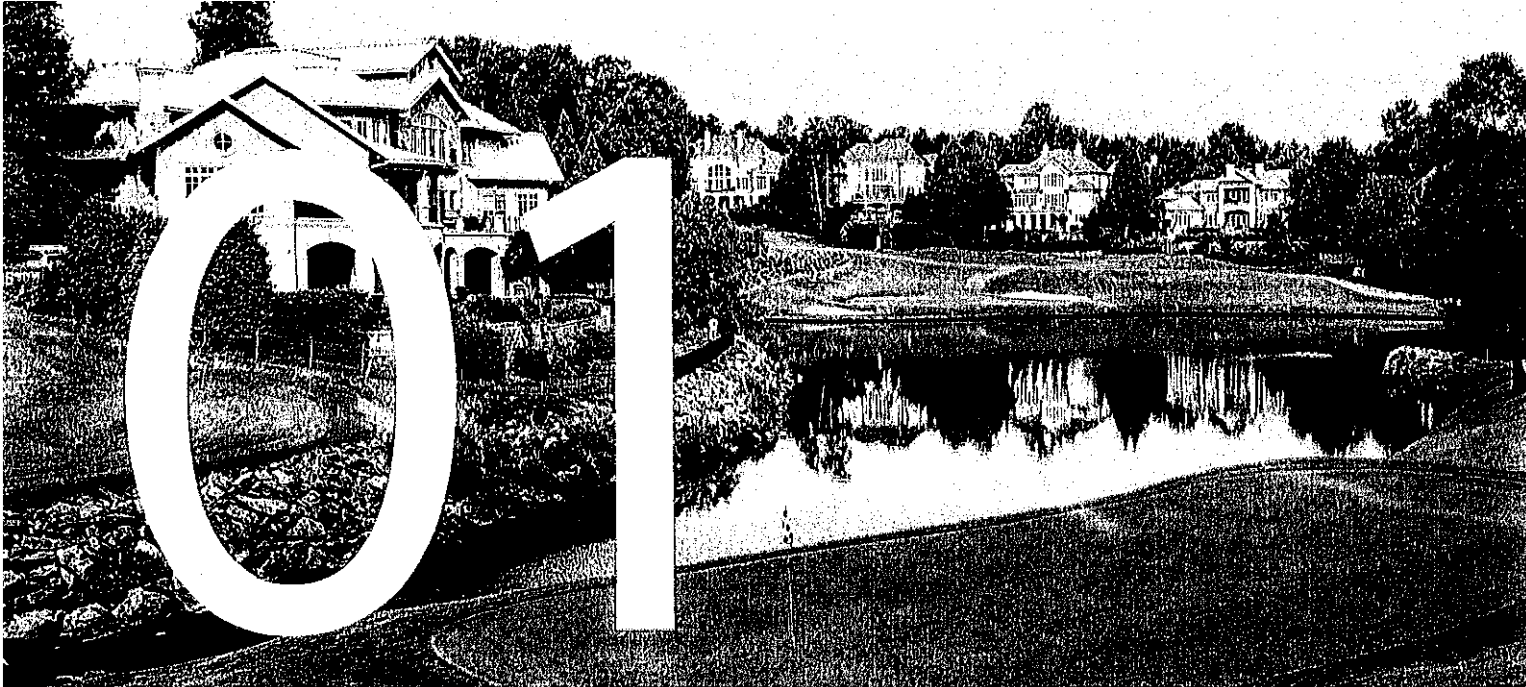
Village of Palos Park

Western Growth Area Master Plan

February 24, 2020

TABLE OF CONTENTS

Introduction	1
Core Principles	2
Process	2
Community Profile	3
Planning Context	4
Community Outreach Themes	5
Market Overview	6
Existing Land Use	12
Issues & Opportunities	14
Core Principles	16
Land Use and Development	18
Residential Areas Framework Plan.....	20
Housing Typology.....	26
Commercial & Employment Areas.....	30
Open Space & Environmental Areas.....	36
Transportation	42
Transportation Guidelines.....	43
Primary Roadways	43
Ongoing Improvements Projects.....	46
Desired Cross Sections	46
Next Steps	48
Amend Development Regulations	49
Jurisdictional & Organization Cooperation	50
Capital Improvements.....	50
Regular Updates	51



INTRODUCTION

The Western Growth Area includes several large tracts of land, each under single ownership, representing a truly unique opportunity within the region. Although no development is currently proposed, both private and public investment are expected to occur in the near future that will transform the Western Growth Area into an attractive destination that expands the Village's residential and commercial offerings while celebrating the community's pastoral setting. It is essential that this new growth reflect and protect the core principles and values of the Village and its residents.

The Master Plan establishes the Palos Park community's vision for the future of the Western Growth Area. The plan will guide the Village as it oversees the development in the decades to come, setting an expectation as to the type of housing and commercial development that is desired and the high quality and character that is anticipated. The plan is not set in stone, but rather provides a framework to ensure market viable development that supports the core principles of the Palos Park community. The plan identifies the regulatory updates needed to implement the vision while assuring

that proposed development will continue to be properly vetted by the Village. Furthermore, this plan will ensure proper planning so that this new growth does not place an economic burden on existing Village services. The Master Plan acts as an addition to the 2009 Village of Palos Park Comprehensive Plan in response to the recent annexation of the Western Growth Area. All future development proposals will be reviewed in a public forum using this Master Plan as a guide for future decision making. As such, it will play a critical role in guiding the future of Village, providing ideas and establishing expectations for the character of future development.

In summation, this Western Growth Area Master Plan will: 1) Support established development review and approval procedures, 2) Plan for growth that will be economically sustainable, 3) Guide the review of, and updates to development regulations for the growth area, 4) Maintain the core principles and values that make Palos Park a desirable community, and 5) Ensure that Palos Park remains an appealing community for residents at all stages of life.

interim and long-term improvements to Palos Park and ensure that they benefit the entire Village. The Core Principles are discussed in greater detail within Section 3.

- **Environment** – Palos Park's beautiful natural setting contributes significantly to the community's identity. Open space preservation and the protection and integration of environmental features should be paramount within planning and development of the Western Growth Area.
- **Quality** – Given the great potential that development within the Western Growth Area has to influence the image and perception of the Palos Park community as a whole, it is critical that future development be of high quality and design.
- **Economics** – Development of the Western Growth Area should benefit the fiscal well-being of the community. At a minimum, new development should be self-sustaining with revenue generation covering the costs of infrastructure and service provision.
- **Connectivity** – Future neighborhoods and commercial districts should be designed to be highly walkable and well-connected to one another. Providing for improved connectivity will be a key strategy in maximizing development potential by enabling future residents and visitors to leverage the area's extensive network of trails and forest preserves.
- **Character** – It is essential that Palos Park's valued rural character and sense of place be respected and extended to new development. Regardless of the development proposed within the Western Growth Area, adhering to the core principles above will help ensure this occurs.

step, market-driven process. The planning process emphasized community engagement, assessment of current conditions, identification of opportunities and constraints, establishment of core principles, and creation of development recommendations and guidelines. The planning process steps are outlined as follows:

Community Outreach

Community outreach was conducted throughout the planning process, including a conversation hub, property owner meetings, and two open houses. The public engagement allowed for direct input from residents, business and property owners, and key stakeholders to identify issues, opportunities, and goals for the Western Growth Area.

Market Study Report

The Western Growth Area Market Study Report is a detailed study that establishes an understanding of existing market conditions and the Village's position within the regional real estate marketplace. The Market Study identifies current conditions in the Village and Western Growth Area, including a demographic, residential, retail, office, and industrial market analysis.

An Issues and Opportunities Assessment was completed that included analysis of existing conditions and future development opportunities in the Western Growth Area. The assessment was informed by materials provided by the Village, feedback from community service providers, field reconnaissance, inventories, and analyses by the planning consultant, with focus on existing land use, transportation, infrastructure, community character, and urban design.

Core Principles

The core principles establish the Village's key values that were used to guide recommendations and objectives throughout the Master Plan. They represent aspects of the community that the Village aims to preserve, enhance, or better leverage.

Public Review & Adoption

The Palos Park Western Growth Area Master Plan will be presented to the Mayor and Village Council for approval and adoption as the official document to guide future development decisions in the Western Growth Area.

and seasonal destination for visitors who wanted to enjoy the area's open natural environment before developing into a residential community in the post-war period of suburban expansion. The 11,000 acres of Cook County Forest Preserve that pocket the Village and its surroundings represent a natural draw to the community. Although these natural areas and their unique topography have served as assets to the Village, they have also restricted its growth while other surrounding communities have developed significantly in recent years.

The Village is part of the Chicago metropolitan area and is well connected to major regional facilities and attractions.

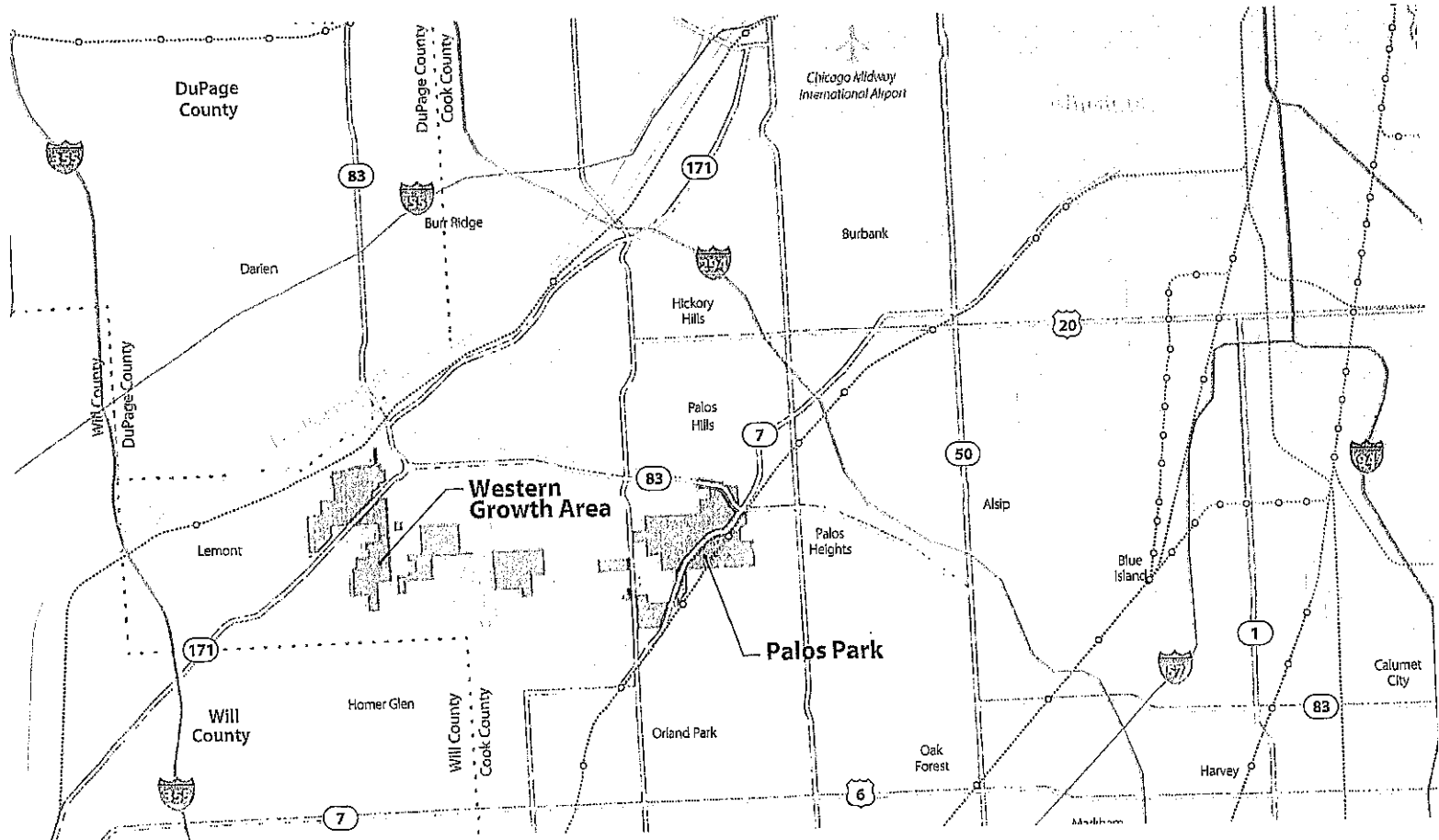
ment, Palos Park is well poised to expand with new businesses and homes.

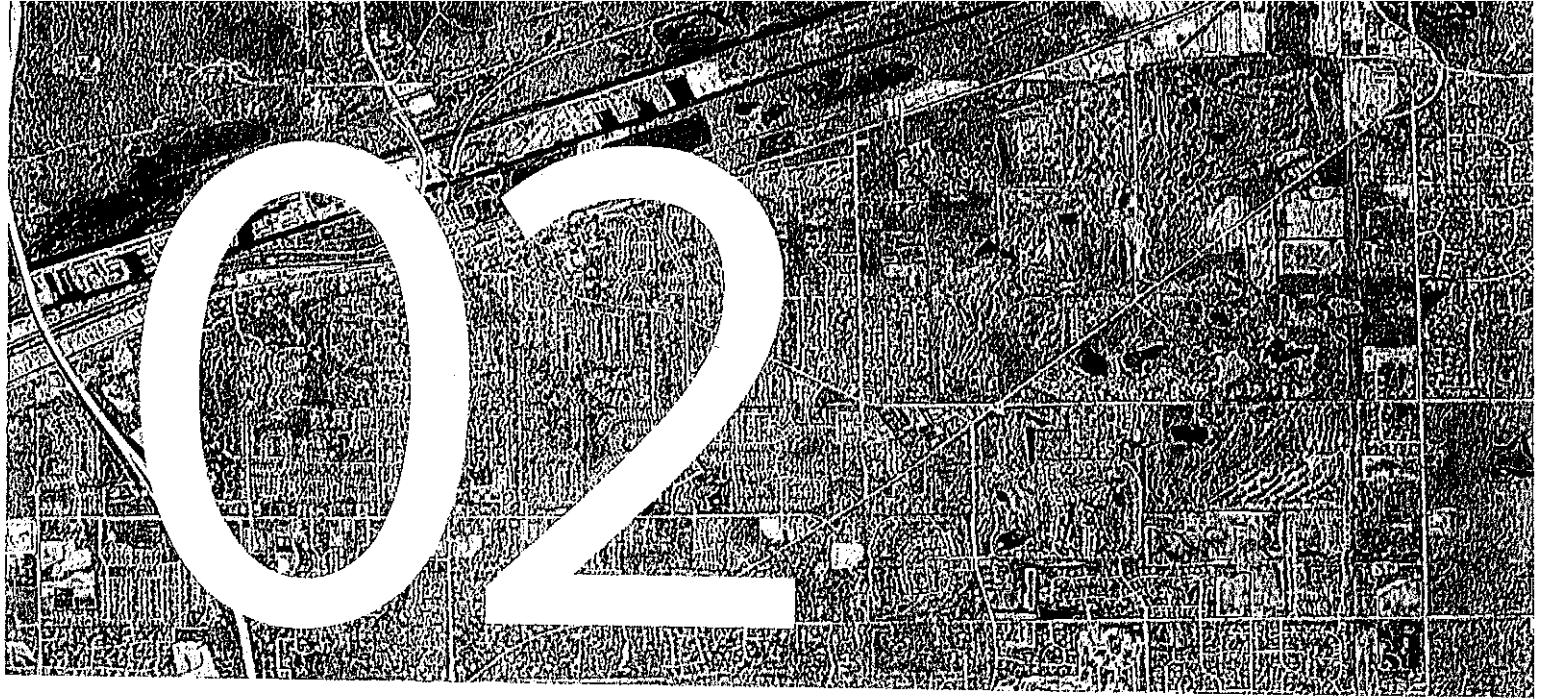
The population of Palos Park grew significantly in the last half of the 20th century and has been relatively stable over the last 15 years. The 2017 American Community Survey (the most recent data available) provides a population count of 4,909 persons with 1,964 households. The average household size in Palos Park is 2.5 persons. Average household size in Cook County is 2.7.

Since 2000, the population has averaged a compound annual growth rate (CAGR) of 0.8%. By comparison, Cook County grew by a compound annual rate of just 0.1% over the same time period.

Growth Area includes 1,440 acres of land recently annexed to the Village in 2016, as well as surrounding unincorporated areas. The area is mostly undeveloped and contains three golf courses: Cog Hill Golf & Country Club, Gleneagles Country Club, and Mid-Iron Club, as well as the Ludwig Farm.

The Western Growth Area is conveniently located for air travel, with access to both Midway and O'Hare International Airports. The BNSF Railway runs to the north of the Des Plaines River and the BNSF Willow Springs Intermodal Facility, a major rail transportation hub, is located about eight miles away. The area is also located within a 10-minute drive of both I-55 and I-355.





PLANNING CONTEXT

Current conditions including existing land use and environmental constraints, regional influences, and market trends will inform future development decisions within the Western Growth Area. These existing conditions, combined with stakeholder input regarding significant issues and opportunities within the newly annexed area, provide the context within which the recommendations of the Master Plan were developed.



Community Outreach Themes

Public engagement was essential in developing the Master Plan. Residents, business leaders, developers, and other key stakeholders provided a range of important perspectives and knowledge of the Village during the planning process. Major themes identified during the outreach process are summarized below:

Housing Variety. Palos Park is known as a predominantly upscale, single-family large lot community. Community members expressed the desire to further attract high-quality, one-acre single-family development for residents with disposable incomes to preserve its unique and attractive character. At the same time, the desire for increased housing variety, including senior living complexes, was indicated to allow for aging in place.

Pedestrian & Bicycle Accessibility. Community members stressed that all new development should be highly walkable and bikeable by providing trails and pathways that connect to the regional trail network. Improved trail connections to existing residential communities were also desired.

Green Space. There is a general desire to plant more trees and preserve open space to conserve and enhance the Village's wooded environment. Archer Avenue was highlighted as a key roadway that should be tree lined though not necessarily screened by the existing dense forested buffer.

Utility Extension. Community members discussed the need to expand utility lines to the Western Growth Area, including sewer and stormwater, and form an infrastructure expansion plan. The cost burden of utility extensions on property owners and the need to establish a funding system were highlighted as concerns. The Mount Vernon Memorial Park & Mortuary cemetery, which is located adjacent to wetlands, was identified as a barrier for stormwater drainage and repair easements.

Commercial Development. McCarthy Road, Archer Avenue, and the Cog Hill Golf & Country Club on Parker Road were identified as fit locations for commercial growth. There was sentiment against strip malls due to the resulting destruction of natural areas. Moreover, maintaining flexibility in residential areas to incorporate small-scale, low-intensity retail and other neighborhood amenities was suggested.

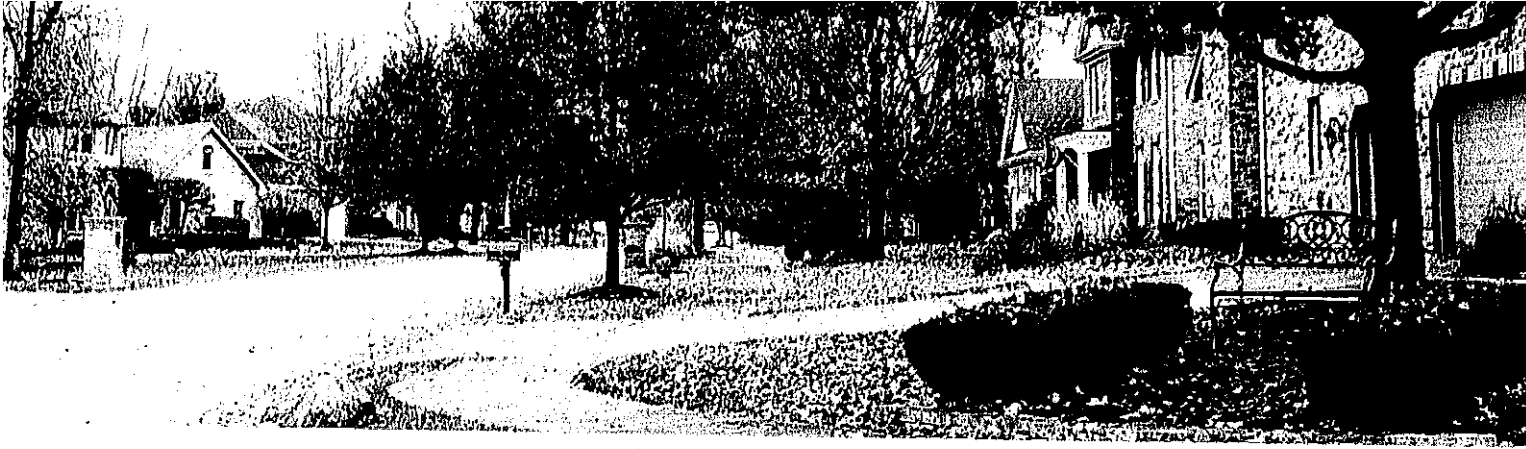


Market Overview

Key findings of the Western Growth Area Market Study Report have been summarized below from the residential, retail, office, and industrial market analyses. These findings were incorporated throughout development process of the Master Plan's recommendations.

Residential Market

- Southwest Cook County submarket has seen increases in population and retail construction.
- Multifamily development that has occurred has focused on the Orland Park area, primarily in one- and two-bedroom units, which appeal to empty nesters and middle-aged professionals.
- The Residential Market Area (RMA) for this analysis includes the following 10 municipalities:
 - Hickory Hills
 - Homer Glen
 - Lemont
 - Orland Hills
 - Orland Park
 - Palos Heights
 - Palos Hills
 - Palos Park
 - Tinley Park
 - Willow Springs
- The RMA has a significant demand for additional housing, with projected demand for over 2,300 new homes by 2040.
- Rental rates are increasing along with occupancy rates in the RMA with market-rate multi-family being constructed in nearby Orland Park.
- For both owners and renters there is a need for more affordable housing; however, this need is more significant for renters than for owners.
- The housing analysis forecasts a need for higher-value units as well.
- An aging population represents potential demand for senior housing units.

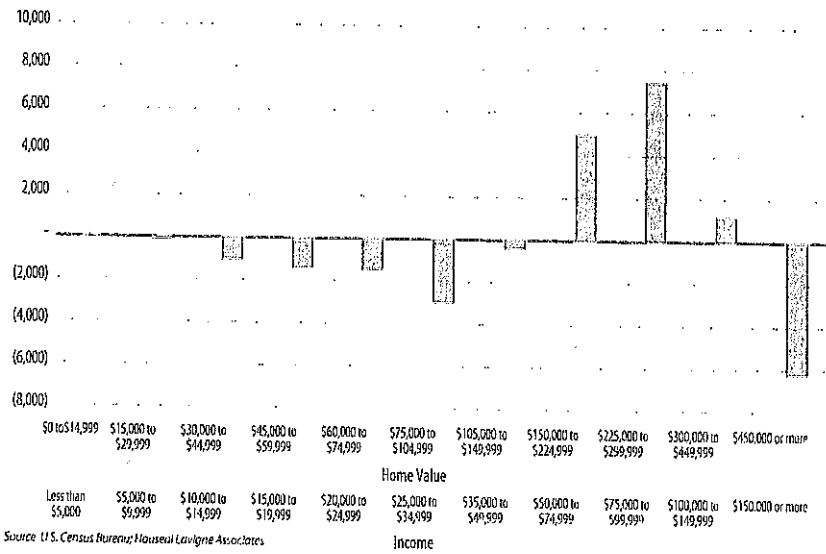


Owner Housing Needs

Within the Residential Market Area (RMA) there is a demand for higher value, owner-occupied homes (\$450,000+) and some mid- and lower-value homes (\$0-\$149,999).

Owner Housing Need (2016)

Palos Park



Source: U.S. Census Bureau; Hausman Lavigne Associates

Renter Housing Needs

Among renter-occupied households there is a greater demand for housing available at the lower-income level, and in higher level units with rents exceeding \$1,250 per month.

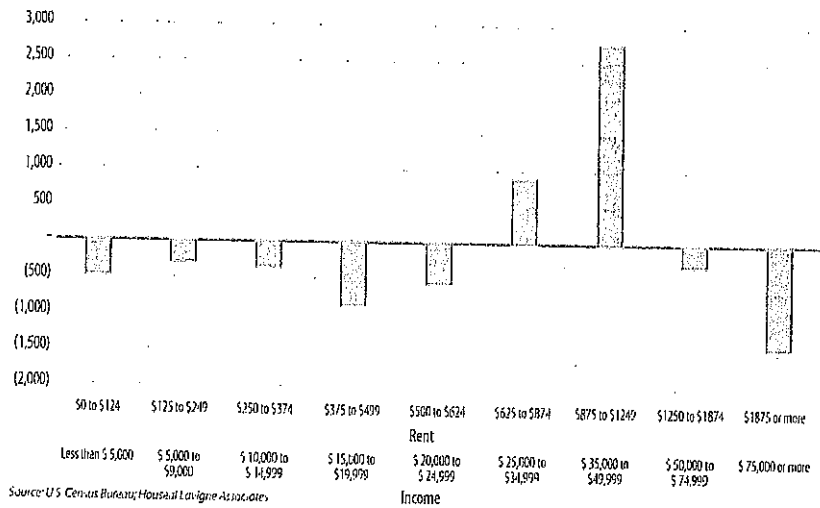
Multifamily Trends

Multifamily asking rents in the submarket are \$1.30 per square foot in 2018 and have increased consistently since 2009 when the asking rent was \$1.02 per square foot.

The occupancy rate in the submarket has historically been slightly higher than that of the rest of the Chicago region, reaching 95.1 percent in 2017 compared to 93.5 percent for the region.

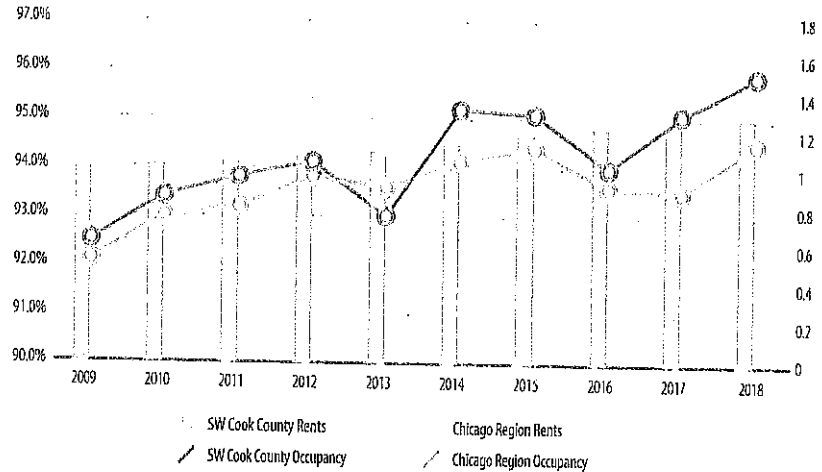
Renter Housing Need (2016)

Palos Park



Multifamily Trends (2009 - 2018)

Southwest Cook County & Chicago Region



Retail Market

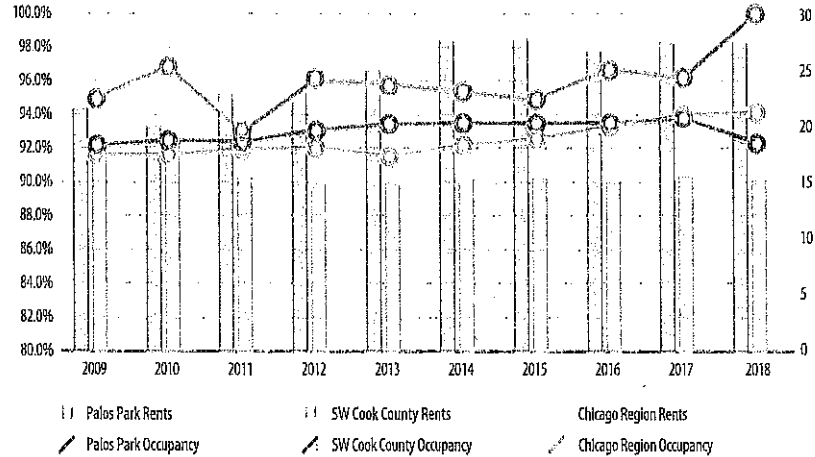
- The Chicago region's local economy is healthy and retail vacancies are below their historical average, while retail rents have increased modestly over the past year.
- Retail real estate activity in 2018 was primarily focused on single-tenant net-lease properties and grocery-anchored shopping centers.
- New retail development in the study area will primarily follow and support new housing within the Western Growth Area and in the immediate vicinity.
- While there appears to be a retail surplus in the larger market area, the primary market area demonstrates potential for some neighborhood-oriented retail development.
- Retail demand analysis shows that retail demand for the study area is in the range of 58,000 to 116,000 square feet.

Retail Trends & Absorption

Retail rents in Palos Park are higher on average than the region and tend to vary more from year to year. Excepting a jump in retail vacancy rates in the year 2013, the vacancy rates in Palos are very low and are lower than in the overall region.

Net absorption for existing buildings is the measure of total square feet occupied minus the total space vacated over a specific time period. Due to the smaller retail market overall—Palos Park makes up just over one percent of the total retail inventory in the submarket—local net absorption is seen as more variable.

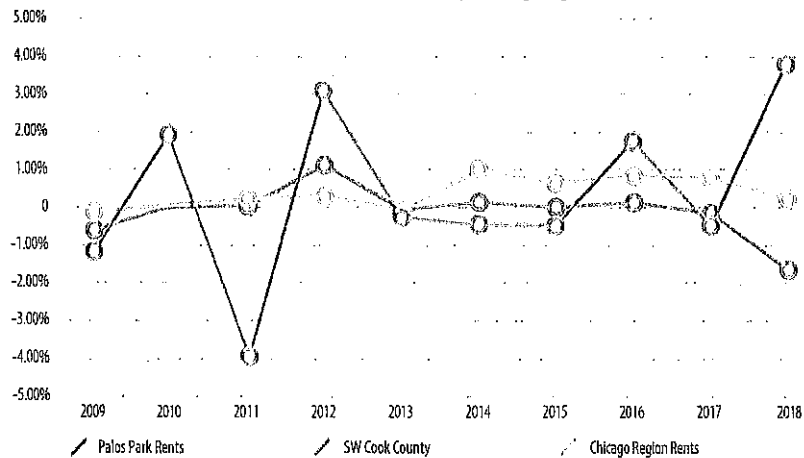
Retail Trends (2009–2018)
Palos Park, Southwest Cook County & Chicago Region



Source: CoStar; Housner Lovigne Associates

Retail Absorption as a Percentage of Total Inventory (2009–2018)

Palos Park, Southwest Cook County & Chicago Region



Source: CoStar; Housner Lovigne Associates

Office Market Summary

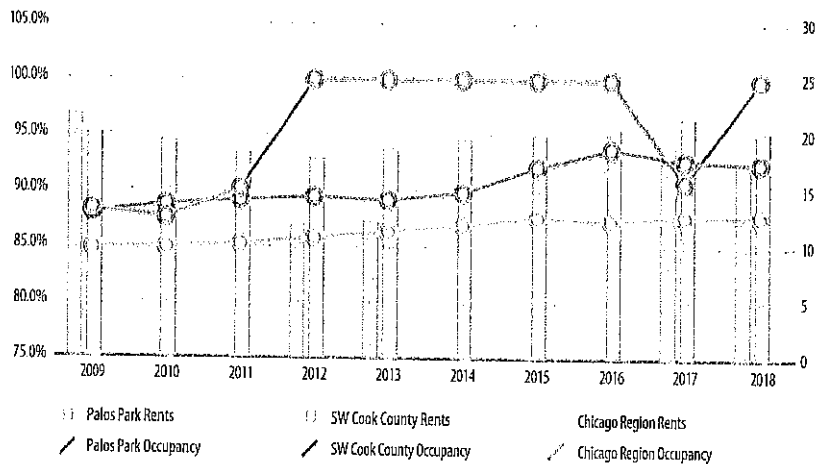
- An absence of new office development in 2018 resulted in a vacancy level below the historical average for the Southwest Cook County area.
- As a result of low vacancies, landlords have been able to substantially increase rents.
- In 2017 to 2018, the office real estate transactions focused on nearby Orland Park, with investors dealing in 3 Star office buildings ranging from 10,000 to 30,000 square feet.
- Office space of a significant size and quantity is unlikely to be developed in the Palos Park Western Growth Area.
- The future of office development is more variable than the retail market; however, analysis indicates that office space should be incorporated into the study area.
- Office demand analysis shows that the study area could potentially add 25,000 square feet of office inventory over the next five years, building out approximately 5,000 square feet of office space per year.

Office Trends & Absorption

Office rents in Palos Park have decreased slightly since a peak in 2016, when rents were averaging almost \$24 per square foot. Palos Park makes up just 3.8 percent of the total office inventory in the submarket, which is, however, a larger share in comparison to the retail sector share. Palos Park has averaged far lower vacancy rates than the region.

Absorption and vacancy rates are more directly related for office space in Palos Park—where vacancy increased in 2017, absorption decreased.

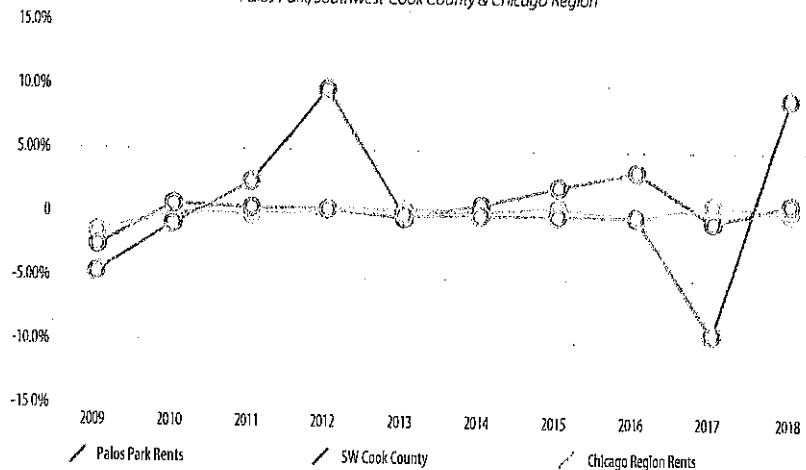
Office Trends (2009 - 2018)
Palos Park, Southwest Cook County & Chicago Region



Source: CoStar, Housell Langley Associates.

* Palos Park rent data unavailable for 2010-2011, 2014-16

Office Net Absorption as a Percentage of Total Inventory (2009 - 2018)
Palos Park, Southwest Cook County & Chicago Region



Source: CoStar, Housell Langley Associates

Industrial Market

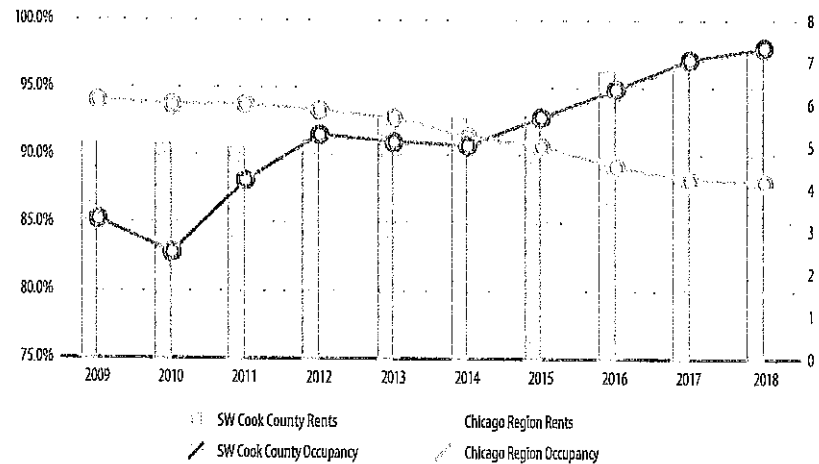
- Over 6 million square feet of industrial space was added to the Chicago metro area from 2016 to 2017.
- The vast majority of industrial development activity occurs in nearby Bolingbrook and Romeoville.
- Rents continue to grow at a steady pace in 2018, despite faltering in the first half of the year.
- Prominent means of transportation attract development and investment throughout the submarket.
- New industrial development does have some limited opportunity in the Western Growth Area.
- Industrial demand analysis shows that the study area could potentially add 16,000 square feet of industrial inventory over the next five years, building out approximately 3,300 square feet of space per year.

Industrial Trends & Absorption

Industrial rents in the submarket are higher than in the Chicago region, averaging \$5.85 per square foot over the past decade compared to \$5.06 per square foot. The submarket makes up just 1.2 percent of the total industrial space inventory in the Chicago region. Vacancy for the Chicago region has grown while the submarket rate has decreased.

The net absorption in the Southwest Cook County submarket is presently exceeding the Chicago region for move-ins.

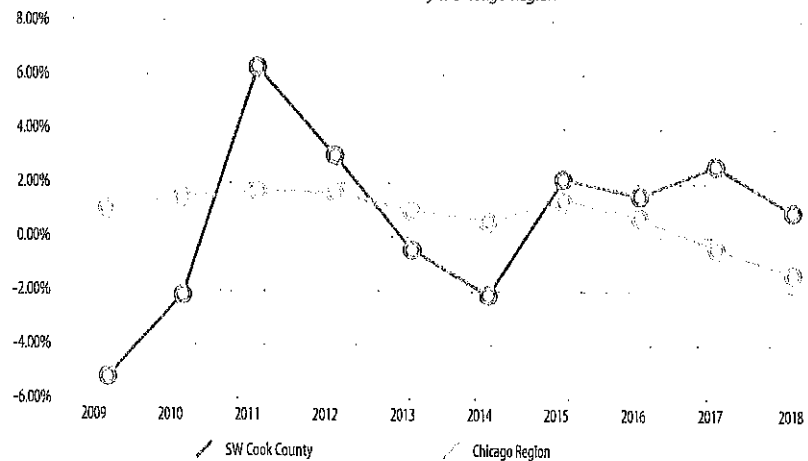
Industrial* Trends (2009 - 2018)
Southwest Cook County & Chicago Region



Source: CoStar, Houzzed Lavigne Associates

* Does not include flexspace

Industrial* Net Absorption as a Percentage of Total Inventory (2009 - 2018)
Southwest Cook County & Chicago Region



Source: CoStar, Houzzed Lavigne Associates

* Does not include flexspace

Existing Land Use

The following section provides an evaluation of the present character of the study area with regard to its future development opportunities and marketability. There are many distinctive factors that set this area apart from the surrounding region, which are described in detail below. The map on the facing page outlines existing land use and development in the study area.

Large Undeveloped Tracts of Land

The Western Growth Area encompasses approximately 1,885 acres of land. The land use in the area is dominated by golf courses, with three golf clubs that span over 990 acres in total. These clubs include Cog Hill Golf & Country Club, Gleneagles Country Club, and Mid-Iron Club.

Cog Hill is the largest of these golf courses with four separate courses comprising about 678 acres and 73 individual holes. It is a key feature to the Western Growth Area, as this expansive golf course represents the largest, contiguous undeveloped parcel within a 30-mile radius of downtown Chicago. The next largest golf course in the Chicago metro region is the Medinah Country Club in Medinah, Illinois, which is over 125 acres smaller than Cog Hill. The other two golf facilities combine with the expansive agricultural and undeveloped to total close to 1,600 acres or 85 percent of the study area.

Quality Residential Options

The Western Growth Area is bordered by an increasing number of residential developments in neighboring communities. Within the study area there are roughly 10 acres of low-density (less than one dwelling unit/acre) residential properties. This is contrasted by the denser suburban-residential development to the west and to the south in Lemont, and in the unincorporated areas to the east. Newer residential development is characterized by higher densities, a mix of housing types, including single-family attached or townhomes, and moderate to higher-priced housing. In Palos Park, housing stock tends to be lower-density, single-family development on larger lots, with some smaller lots, and a few planned townhouse developments. The Village of Palos Park Comprehensive Plan (adopted 2009) includes the objective to retain the high-quality, low-density residential character of the Village.

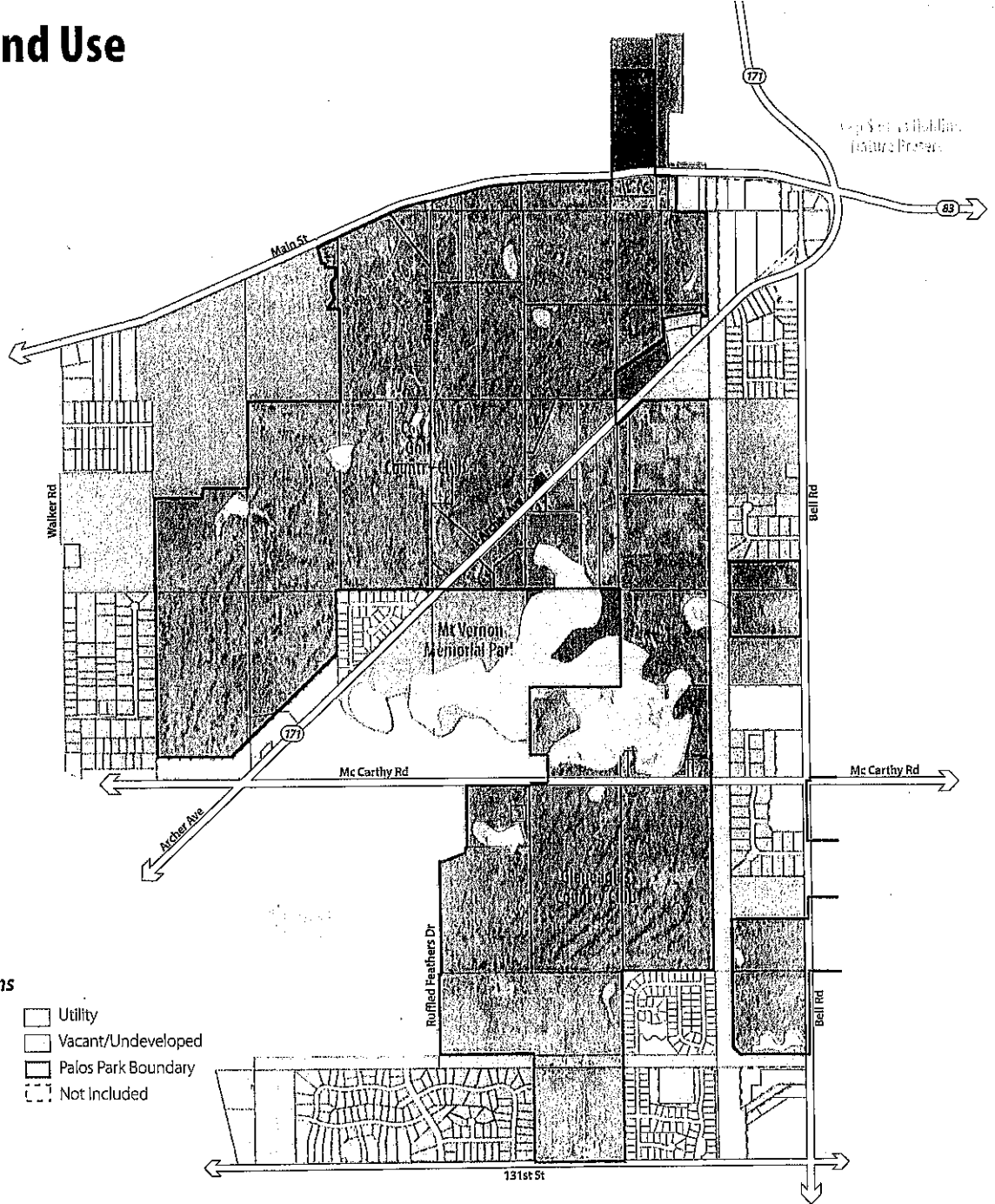
Environmental & Recreational Features

The areas to the east of the Western Growth Area include numerous natural areas and forest preserves, including Cap Sauers Holding Nature Preserve, Sagawau Canyon Nature Preserve, and Tampier Slough Woods. These vast and protected open spaces, which include wooded areas with rolling topography and water features, are the setting for recreational opportunities for residents and visitors to the area, with access to hiking, cycling, and equestrian trails. The proximity to these parks and preserves is a draw for new residential development to the area. These natural areas also have environmental benefits as they support wildlife habitat and ecosystem health, enable regional stormwater management, and improve water and air quality.

Community Amenities

Palos Park provides a range of public services and facilities that make the community a desirable place to live. Quality public schools and several private schools operate in the nearby areas. The Western Growth Area is part of the Lemont School District 113A and High School District 210. The Village of Palos Park Recreation and Parks Department provides a variety of recreational programs and services, including indoor fitness and active outdoor recreation. Cultural amenities in the area include the McCord House Gallery and Cultural Center, Palos Fine Arts, and The Center and Children's Farm. All of these facilities and amenities are within a short drive (less than 10 minutes) of the study area.

Existing Land Use



Land Use Classifications

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Issues & Opportunities

Recreation Opportunities

Forest Preserve

Palos Parks' abundant collection of forest preserves could be leveraged for active and passive recreation including picnicking, hiking, and biking.

Trail Network Extension

Opportunity exists to extend the region's current trail network through residential neighborhoods to the Western Growth Area. There is also opportunity to transform the Main Street/Bell Road/Archer Avenue/Calumet Sag Road intersection into a key access point that connects the Western Growth Area to the Cal Sag Trail, Ridge Run, and larger regional trail system. At the same time, traffic on Archer Avenue, Main Street, and Dineff Road act as barriers to providing trail connectivity.

Golf Course

Portions of the Cog Hill Golf & Country Club could continue to be used as a recreational amenity for new residents and as an attraction for both local entertainment and regional tourism.

Development Opportunities

Residential

Several areas within the Western Growth Area composed of preserved woodlands and tree lines, which are close to forest preserves and their recreational assets, are attractive locations for future residential development. This includes isolated pockets of agricultural land and the expansive area covered by the Cog Hill Golf & Country Club and Gleneagles County Club.

Retail/Mixed Use

Properties fronting the Archer Road and McCarthy Road Intersection as well as Mid-Iron Club present opportunities for retail and mixed-use development that would increase available dining and shopping options. While growing the Village's commercial tax base, mixed use development would also create opportunity for multifamily housing or office space on upper floors.

Industrial

The industrial property located north of Main Street is surrounded by an industrial park and has opportunity to continue adding to the Village's industrial base.

Golf/Hospitality

The Cog Hill Golf & Country Club's facility on Parker Road could be redeveloped into a state-of-the-art golf course attraction with retail and entertainment options that would draw in both residents and visitors from the region.

Study Area Constraints

Wetlands/Water Feature

Wetlands and water features are impediments to development as they are environmentally sensitive areas essential for water filtration and drainage that should not be developed on.

Conflicting Land Uses

The Lemont Paving light industrial property located along Archer Avenue is a conflicting land use to the surrounding residential community and natural environment.

Existing Industrial Area

The existing industrial park is expected to remain and will require the preservation of the forested buffer to screen unattractive uses from future development.

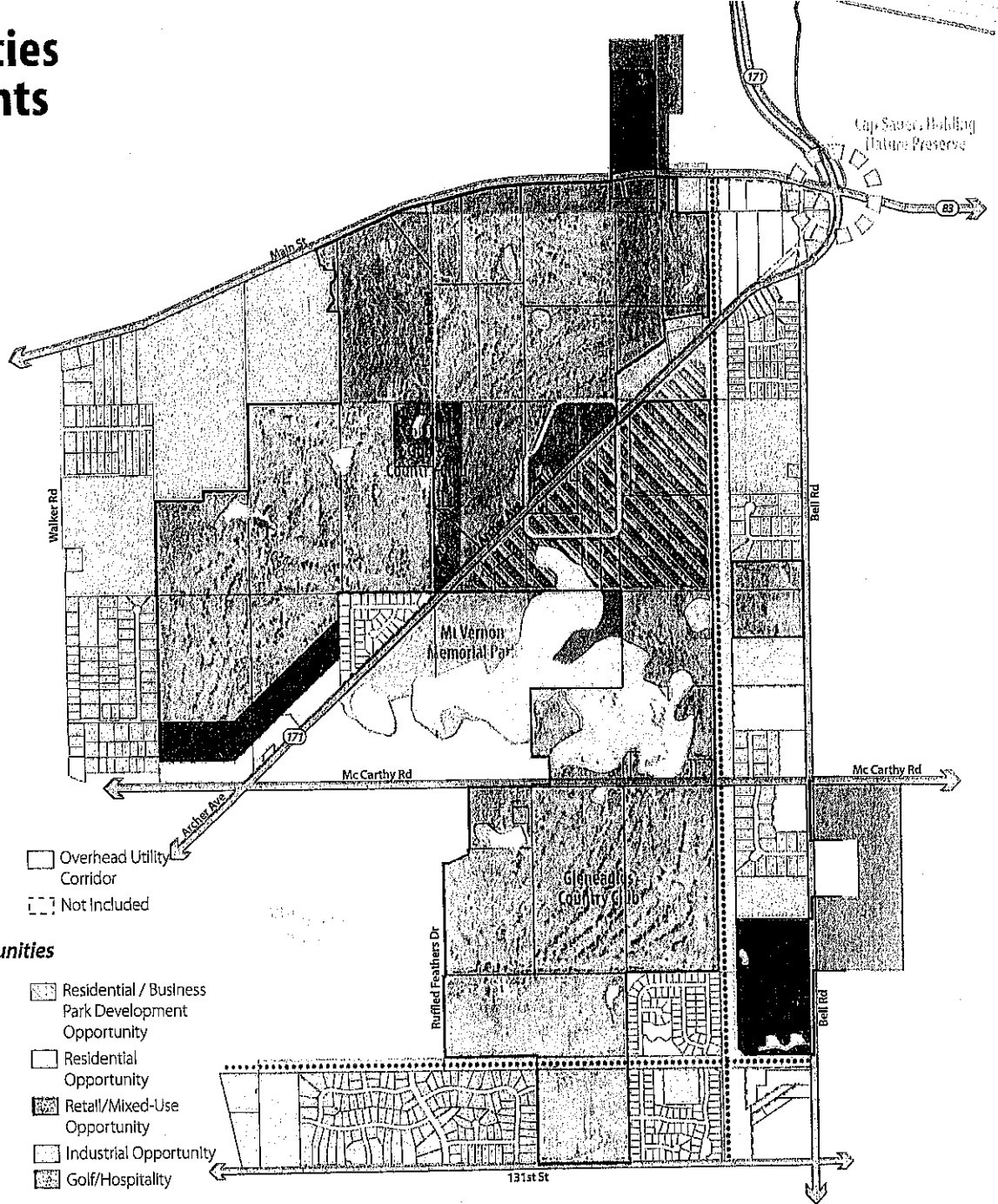
Palos Park Utility Boundary

The Village's utility boundary ends shortly after Will Cook Road. Development in the Western Growth area will require the extension of municipal utility lines.

Overhead Utility Corridor

Overhead utility lines currently cut through the Western Growth Area, which are a barrier to growth as development cannot overlap these utility rights-of-way.

Opportunities & Constraints



Constraints

- Palos Park Boundary
- Wetland/Water Feature
- Conflicting Land Uses
- Overhead Utility Corridor
- Not Included

Development Opportunities

- Existing Developed Area
- Existing High Volume Roads
- Existing Landscape Buffer
- Existing Public / Semi-Public
- Agriculture
- Residential / Business Park Development Opportunity
- Residential Opportunity
- Retail/Mixed-Use Opportunity
- Industrial Opportunity
- Golf/Hospitality

Recreation Opportunities

- Existing Parks and Forest Preserve
- Existing Trail
- Existing Golf Course
- Greenway Trail Opportunity
- Priority Trail Connection Opportunity



CORE PRINCIPLES

As new development occurs in Palos Park, it is important that it be reflective of the well-established quality, character, and image of the Palos Park community. Although it is understood that the Western Growth Area may develop in a manner that differs from the rest of the Village, new development areas should capture many of the core values so important to the community, like respect for the natural environment and open spaces, insistence on high-quality development, and development that fiscally strengthens the Village.

With opportunities for a wide variety of development with new residential, retail/dining/commercial, destination golf resort, and open space amenities, the Western Growth Area Master Plan will enable the Village of Palos Park to guide the emergence of a new and exciting part of the community. The core principles for development will serve as the foundation for the Western Growth Area Master Plan and ensure that it benefits the entire Village of Palos Park. These principles provide the basis to consider and evaluate future development and improvements in the Village from a comprehensive, community-based standpoint.

Its beautiful *natural setting* is a hallmark of Palos Park and one of the community's greatest assets and distinguishing features. Heavily wooded and forested areas, streams and lakes, an abundance of wildlife, and rolling topography, all contribute significantly to the overall *quality of life* in Palos Park. Impressive recreational opportunities for residents and visitors include access to hiking, cycling, and equestrian trails. The proximity to parks and preserves is a likely draw for new residential development. There are also environmental benefits to the location and preservation of these natural areas, since they support wildlife habitat and ecosystem health, enable regional stormwater management, and help improve water and air quality. The *protection of the environment* must be a driving consideration and heavily influence planning and development. Open spaces and environmental features should be enhanced and incorporated into all new development, continuing the Village's long tradition of being good stewards of the natural environment.



Quality

Any and all new development in Palos Park should be held to *high-quality standards*, in terms of design, materials, construction, site amenities, and overall appearance. Development sites should be pleasingly landscaped and provide an *attractive and safe* pedestrian environment. Building materials should be natural with heavy use of masonry, stone, and wood, and should exhibit a diverse array of style and architectural detail. Lighting should be attractive yet minimal, highlighting development design, providing safety and security while at the same time *preserving the night skies* from unnecessary illumination and spillover. Development should also contribute to the *quality of public services* and facilities – such as utilities, schools, parks, and recreation areas.

It is essential that increased development in Palos Park results in a net *fiscal benefit* to the Village and its residents. As part of the Chicago metropolitan area, Palos Park is well positioned to make gains due to encouraging market trends in the region. Decision-making with regards to quantities, densities, and types of development should consider and respond to *market realities*. Newly annexed areas should serve as an opportunity to strengthen the Village's economic position and better serve the entire community in the long run. Future development should be carefully weighed and evaluated to avoid needless additional tax burdens for Palos Park's current residents. Development should not financially burden or strain the Village in its provision of services, facilities, or infrastructure.



Connectivity

New development should not result in a series of isolated clusters, but instead should result in areas that are well connected by *trails, paths, and sidewalks*. Walkability, bikeability, and overall connectivity have become increasingly important factors in determining the desirability of a place to live or visit. For this reason, Palos Park should be interconnected to the greatest extent possible for walking, biking, golf carts, and cars, allowing residents and guests to have maximum *mobility and access* throughout the area. Palos Park development should prioritize connections to the *Cal-Sag Trail*, which gains access to five regional multi-use trails and popular Metra station locations.



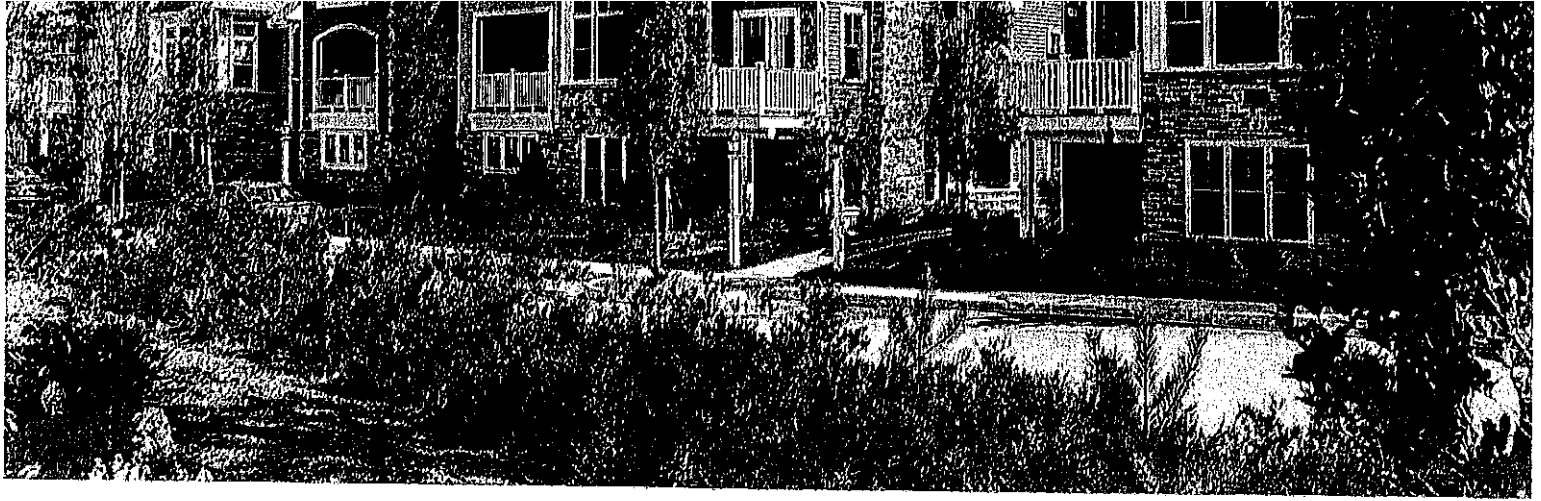
Character

The character and identity of Palos Park is evident in its commercial and residential areas and is enhanced by the Village's tranquil location. With respect for *sense of place*, all development should integrate well with the existing character of the area. Site-specific design should be carefully planned to exist in *harmony* with natural areas. The preservation of open spaces should be prioritized. Clustered forms of development can enable the provision of amenities that have come to be expected by Palos Park residents, such as a great quality of life, active outdoor recreational spaces, and access to *dependable services* and infrastructure. The character and *charm of Palos Park* must be both safeguarded and extended to new areas in the Village through adherence to these core principles.



LAND USE AND DEVELOPMENT

The Village of Palos Park's Western Growth Area exhibits strong potential to develop an area with desirable commercial establishments, diverse housing, and attractive entertainment options, integrated with an extensive network of preserved natural areas. The Land Use Plan is designed to respond to these opportunities while thoroughly incorporating the Village's core principles. The Master Plan should serve as a foundation for development-related decision making and act to ensure that Palos Park achieves its vision for its newly annexed area.



Residential Areas Framework Plan

A variety of desirable housing options should be provided for Palos Park's residents while preserving its natural character. To reach this goal, the Village should do the following:

- Provide a diverse mix of housing types, including detached homes, attached courtyard homes, townhomes, and a graduated approach to multi-family living and senior living options.
- Use clustering or "conservation design" to arrange housing types into compatible, aesthetically pleasing neighborhoods, that preserve open spaces.
- Produce great quality housing products, with attractive building materials and architectural detail.
- Attract Palos Park's next generation of residents with housing and services for young families.
- Meet the needs of the senior members of the community, improving the community's accessibility, mobility options, and walkability.
- Provide high quality housing options that are diverse in size.
- Give residents nearby access to parks, open spaces, trails, gathering spaces, and walkable shopping options.



Housing & Connections to Community Resources

Community resources serve the needs of all Palos Park residents, both new and old. The performance of the community's infrastructure and investments is dependent on reaching existing residential areas and planning for new residential areas in ways that are modern and efficient.

The location of the Western Growth Area presents the opportunity to coordinate community services, facilities, and infrastructure in a way that reduces the fiscal impact of present provision and future expansion of services on the community as a whole. Clustered forms of housing development share access to community resources in a way that is economical and often termed as "smart growth."

Housing Variety, Quality & Locations

Chicago's regional demand in the residential housing market is a powerful influencer of future real estate development. Palos Park should be poised to respond to development pressures through the alignment of local experience, values, and priorities with the realities of a market-driven housing economy.

While detached homes are the prevailing type of housing development in Palos Park, future residential development can support a variety of housing options for residents. Modern housing options should provide a quality housing product, with respect to architectural details and building materials, and incorporation of amenities, like active and passive open spaces, trails, and walkable commercial services.

Attached courtyard homes, townhomes, or patio homes can provide a housing choice that serves the needs of young professionals, small families, and empty-nesters looking to downsize but stay in the area. Multi-unit or multi-family housing options are often seen as a low-maintenance lifestyle option, and provide starter homes for first-time buyers, housing for the community's workforce, or independent living options for senior residents. Well-integrated multi-unit developments that are compatible with adjacent uses, with the appropriate scale and density, can strengthen the Palos Park community.

The location of residential development relies heavily on access to community services, facilities, or infrastructure, which equally depend on the local support of residents for efficiency and sustainability.



Aging in Place, Accessibility & Universal Design

Empty-nesters and the senior population, who typically hold high expectations for quality of housing and local services, are often seen as contemporary influencers for new residential development. The design of new residential communities and housing products should aim to meet these expectations for those looking to age in place, by addressing accessibility, mobility options, and the provision of community facilities.

Walkability and overall connectivity, for both recreation and to access local amenities or services, are increasingly important factors in determining the desirability of a place to live or visit. This holds true especially for Palos Park, where current residents of the community are accustomed to having great parks and outdoor resources in their proverbial backyard. A vibrant outdoor experience needs to be part of all future residential development, especially in conjunction with 55+ or senior housing developments.

Universal Design

Universal design is a building construction approach intended to meet the needs of all people and is a fundamental of inclusive design. The design approach makes housing units usable by a wider range of people regardless of height, health, age, or physical ability. Universal design incorporates products as well as building features and elements such as level access from the street, zero entry thresholds, wide doorways and hallways, fixtures and fittings located at varying heights and widths, and other design elements that allow for lifetime homes.

All new housing development, whether detached housing units, attached townhomes, or multi-family, should implement universal design principles to ensure the housing supply meets the needs of the present generation and the ones to follow. This is particularly important for future senior housing development.

Attracting Palos Park's Next Generation

Younger generations are essential to the support and sustainability of the Village of Palos Park. In addition to workforce housing concerns, housing options need to serve younger residents to help our community flourish. A diverse mix of housing types and sizes can retain a high-level of quality development, while increasing opportunities for new residents and new families to Palos Park.

Modern housing design needs to provide close access to those amenities for which Palos Park is known. In January 2017, the Millennial generation began to surpass Generation X as the group with the newest mortgages. Supporting this generation in a residential context requires coordinated provision of quality recreational and community facilities that are highly valued by younger residents.



Workforce & Housing Balance

Supporting the business community provides an economic benefit to both Village revenues and to the region. Palos Park should foster an attractive and accessible environment for housing that can attract and retain a local and regional workforce. Workforce housing can come in any form of housing stock that is in reasonable proximity to a workplace, and a mutually beneficial relationship can arise in Palos Park due to the tremendous advantages of the community and a great quality of life that can benefit workers.

Access to regional transit infrastructure, such as nearby Metra stations, the Metra commuter lot located in the Village, and the Cal-Sag Trail, supports the development of residential areas that can both contribute to, and take advantage of the existing transportation network. The development of areas close to a variety of travel options reduces the negative fiscal impacts of sprawl, such as emergency response, road maintenance, or utility provision to farther, outlying areas.

High quality workforce housing options should be provided that are diverse in size. This form of residential development should provide a range of housing types to suit the needs of many.

Residential Areas Framework Plan

Mixed Residential

The development of a diverse range of housing types should be encouraged. While single-family homes should be the predominant use within the Western Growth Area, they should be complemented by a mix of higher-density development, such as zero-lot line housing, clustered homes, townhomes, or villas. Providing a variety of housing options will support aging in place and attract new residents in various stages of life, including young professionals, small families, empty-nesters, and seniors.

Access Points

Future residential development should allow for high mobility and circulation by providing internal trail systems and numerous access points to and from existing roadway and trail systems. Residents should be able to easily access commercial centers, community destinations, and green spaces by foot or bicycle.

A *Single-Family Residential*

Established single-family neighborhoods should be preserved and connections to surrounding natural areas and trail network should be improved where possible. New single-family detached housing should also be encouraged on undeveloped or underutilized properties outside of the study area.

Golf Resort Orientation

B The residential redevelopments north of Archer Avenue should maintain the golf resort and country club-oriented feel that Palos Park is known for. Neighborhood entry points should be provided from Parker Road and the new golf resort area, and housing should leverage views of future fairways and natural areas.

Commercial Orientation

C Residential redevelopment north of Archer Avenue near McCarthy Road and west of the Mid-Iron Club property should be enhanced with sidewalks or multi-use trails that provide access to the adjacent proposed commercial areas. Pedestrian connections should enable residents in nearby neighborhoods to easily go grocery shopping, get a meal, or take care of routine errands without using a car. Residential properties near commercial uses should be of higher density to provide transitional land use between single-family detached housing and commercial properties.

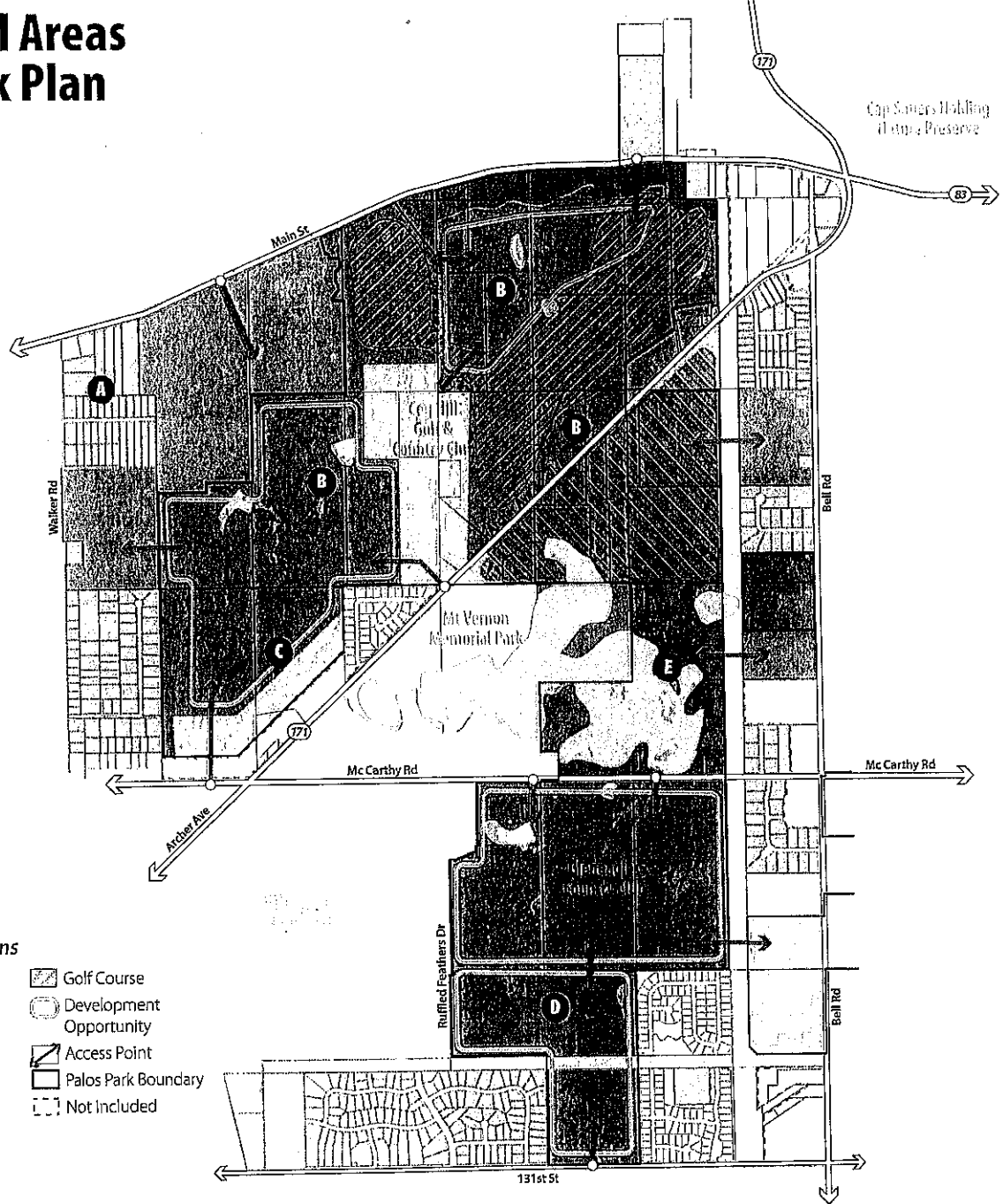
D *Gleneagles/Ludwig Farm*

Typical of agricultural areas in transition areas, the Ludwig Farm property consists of open space with a few tree stands. If developed, the area is suited for single-family detached or attached residential development. Internal streets should connect to local roadways and trails in surrounding residential areas, including future residential development on the adjacent Gleneagles Country Club property.

E *Conservation Design*

Conservation design should be utilized in this area to accommodate residential development while preserving environmentally sensitive natural features, such as waterways and wetlands. Single-family detached or attached housing should be clustered to achieve a gross density that is similar to that of surrounding traditional residential neighborhoods. Natural areas should also be integrated within development and leveraged as amenities for future residential development. For further discussion of conservation design, see Conservation Design and Quality of Life within the Commercial and Employment Areas section.

Residential Areas Framework Plan



Land Use Classifications

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Housing Typology

Single-family housing should be the predominant housing type within the Western Growth Area. Single-family neighborhoods should be complemented by higher density housing options located in proximity to future community assets such as a destination golf resort area and commercial districts. Providing for additional density in select areas will diversify Palos Park's housing stock and help ensure that overall future development within the Western Growth Area has a positive contribution to the Village's tax base.

Desired Density

The Village should encourage a mix of residential development that achieves an overall density of three to six units per acre. While development within a given area may exceed this target, the gross density should fall within the desired range when accounting for open space within the Western Growth Area as a whole. In reviewing proposed development, the Village should encourage the preservation of between 30% and 40% of the overall area for open space. Promoting this desired residential density and provision of open space will yield market viable communities without creating an undue burden on Village services and infrastructure. Localized pockets of higher density development may be considered.

Rural Character

Future development within the Western Growth Area should strive to maintain the Village's desirable rural character while identifying opportunities to broaden and diversify the tax base. Natural features and open space are highly valued by Palos Park residents and should be incorporated as integral components of overall development. In addition, so as to preserve the rural character of the area, residential neighborhoods should be setback from primary roadways and screened with landscaped buffers.

Housing Types

While not a finite list, the following housing types provide examples of desirable housing options and densities that should be considered when evaluating future development proposals within the Western Growth Area. Approximate unit sizes are also provided to illustrate desired scale and character for the product that is typically built within a given housing type.

NOTE: The density ranges specified for proposed housing types should be used as a guide and do not represent a density restriction or absolute regulation.

Market-Viable Development

The proposed housing types identified in this plan are the result of extensive market research to ensure that future development is both market viable and in line with the community's core principles. Recommended densities should provide for a market viable mix of housing products at a range of price points to meet market demand while achieving the overall desired density of three to six units per acre for the Western Growth Area as a whole.



Single-Family Estate

Typical Density: 0.5-2 units/acre

Approximate Unit Size: 4,000 sq ft +

Single-family estate housing consists of single-family homes on lots of a half-acre or larger. Estates may include on-site amenities such as private gardens, pools, and water features. These areas may or may not be served by sidewalks or street lighting. Though estates should not be the primary housing type within the Western Growth Area, development within select areas can be used provide a wider array of single-family options and balance the overall density of the area's development program. Desirable locations for estates may include around natural water features and within neighborhoods away from higher density residential and commercial development.

Traditional Single-family Detached

Typical Density: 2-5 units/acre

Approximate Unit Size: 2,100-3,300 sq ft

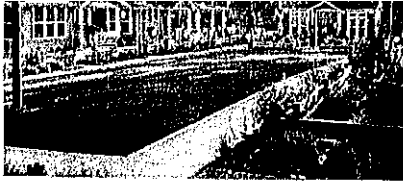
Traditional single-family detached consists of single-family homes on lots less than half an acre. Single-family homes should be served by new parks, an extensive network of sidewalks, street lighting, and other neighborhood amenities where possible. Traditional single-family neighborhoods should make up the most significant land use component of the Western Growth Area.

Patio Homes

Typical Density: 3-7 units/acre

Approximate Unit Size: 1,300-2,200 sq ft

Patio homes consist of smaller, single-family homes that typically sit on a slab foundation. Patio homes usually have a small yard and lot size and may be attached to a neighboring property with a common wall (referred to as a side-by-side or duplex dwelling). This compact configuration creates more usable space elsewhere on the property for open space and amenities. Patio homes should be mixed into traditional single-family detached development to provide a greater variety of housing choice while maintaining similar community character. Patio homes can also be developed in a ranch style, single-story structures to be senior-friendly and arranged in groups to better serve a senior age-targeted community.



Townhomes or Rowhouses

Typical Density: 5-8 units/acre

Approximate Unit Size: 1,600-2,000 sq ft

Townhouses or rowhouses are buildings that contain three or more dwelling units that are connected by a common wall. These units typically have their own individual entrances and can appear to be one single building or several distinct structures. Townhomes or rowhouses should be developed in residential areas adjacent to commercial uses and major roadways to provide a buffer between traditional single-family housing and more intense areas of activity.

Cottage Houses

Typical Density: 4-7 units/acre

Approximate Unit Size: 1,300-2,700 sq ft

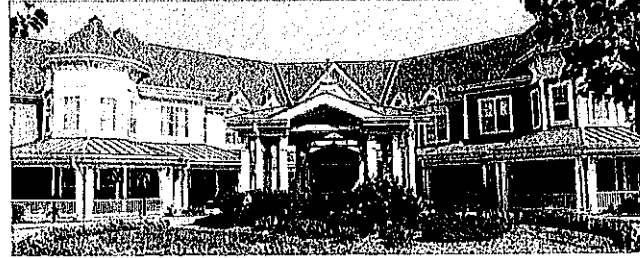
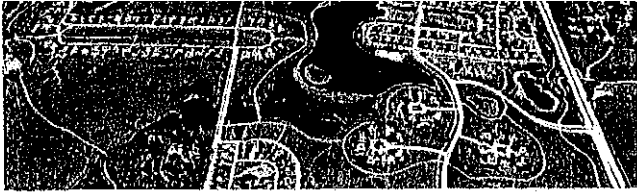
Cottage houses, also known as courtyard homes, are a type of clustered housing where dwellings face a central interior courtyard which is used as a common open space. Cottage houses can consist of small lot single-family residences, or attached townhomes arranged to provide a common central space. Dwellings can have small private yards or share common space. Multiple cottage houses can be located on one lot, or each cottage home could be on its own recorded lot. This housing type should be prioritized for environmentally sensitive areas, such as around the waterways and wetlands located in the Conservation Design area identified for east of Mount Vernon Memorial Park. Attached housing in a courtyard format is also attractive as a senior housing option.

Multi-Family

Typical Density: 8-12 units/acre

Approximate Unit Size: 800-1,600 sq ft

Multi-family dwellings are structures consisting of three or more dwelling units that are vertically stacked with common entrances, access corridors, driveways, and garages. This housing type can include either multi-family or condominiums and should not exceed three to four stories in height. Multi-family structures should incorporate varied setbacks, building frontages, and rooflines to provide for visual interest and complement the scale and character of surrounding single-family neighborhoods. New multi-family development should provide rear or side alleyways, or internal parking and loading areas, that are screened from the street. Multi-family development should be encouraged for the areas surrounding the planned golf course resort area and adjacent to commercial properties.



Neighborhood Design

Regardless of housing type proposed, development within the Western Growth Area should be designed to incorporate a conservation design approach where appropriate and provide senior-friendly housing choices and amenities in areas where age-targeted communities are desired.

Conservation Design

Conservation design, also known as clustered development, promotes the use of an environmentally sensitive development pattern that aims to preserve contiguous areas of open space by grouping housing structures together. This approach to development creates the potential for the use of naturalized stormwater management techniques to minimize or eliminate stormwater runoff. It also establishes areas of open space that can be used as neighborhood or community parkland. Lastly, the conservation design approach minimizes the amount of roadway and utility infrastructure needed to serve a given development.

Conservation design is a density neutral approach wherein a clustered subdivision achieves the same number of homes per acre as a conventional subdivision. As such, the Village can encourage open space preservation, while facilitating development that approaches the overall density of three to six units desired for the Western Growth Area. Conservation development techniques will allow new development to minimize the impact on quality natural areas, preserving them for public enjoyment while maintaining the rural character of the Village. Additional discussion of conservation design is included in the Open Space and Environmental Areas section.

Senior Housing

There is a desire for an increased variety of housing within Palos Park, especially regarding senior living options that will enable residents to age in place. Senior housing can come in a range of forms from detached homes and attached courtyard homes, to townhomes and multi-family. Larger communities and complexes can also be developed with the facilities needed to offer a continuum of care from independent living arrangements to assisted living facilities and skilled or memory care.

Senior-friendly housing options should be integrated throughout the Western Growth Area and the Village should also encourage the use of universal design elements within proposed development. Regardless of housing type, development should include a network of multi-use paths and sidewalks needed to provide for a walkable environment. The development of club houses or community centers should also be encouraged as a means for providing access to programming and community gathering spaces.



Commercial & Employment Areas

Commercial development plays an important role in the quality of life in Palos Park. There is great opportunity to grow the local economy and employment opportunities within the Western Growth Area due to the unique composition of existing large tracts of land under single ownership. The Village should ensure its residents and visitors are well served by an array of dining, shopping, and service options and grow its commercial tax base by ensuring future development supports to the following objectives:

- Produce quality shopping plazas with outdoor dining areas and public spaces that provide amenities to Palos Park and serve as an attraction to the area.
- Potentially minimize adverse land uses adjacent or near to residential development through high development standards.
- Center around anchor tenant or basic retail and services such as groceries and pharmacies.
- Create walkable places and spaces for residents and visitors to Palos Park.
- Provide opportunities for community building at gathering places, like cafés and fitness centers, and entertainment options in proximity to residential areas.
- Take advantage of visibility and access to major transportation corridors, including Bell Road, Archer Avenue, and Main Street.
- Reduce travel times when located nearer to residential developments.
- Create a new commercial node at the intersection of Archer and McCarthy Road with a mix of shops and restaurants.

Palos Park Mayor John Mahoney and Police Commissioner Dan Polk are pleased to announce that all Palos Park officers will again go through re training on how to safely interact with people experiencing a mental health or addiction related crisis.

Mayor John Mahoney, a lawyer noted that “A 911 call dealing with a mental health issue can have results leaving both the officer and our community members vulnerable to tragedy. And as a community we must ensure people with mental illness get the treatment and support they need.”

Police Commissioner Dan Polk, a doctor said “By equipping our officers with the tools to properly recognize mental health challenges while serving our community and each other gets to the heart of what we do, serve a greater good”

Mental Health First Aid training for police officers teaches officers how to safely deescalate a mental health crisis, recognize signs of a mental health challenges and who to call for support.

Officer Danielle Scaccia oversees Palos Park’s program that moved away from running people through the criminal justice system and looking at it from a completely different viewpoint. Officer Danielle Scaccia follow ups by going out and contacting these people outside of the moment of crisis and see if we can redirect them, get them to the services they should be getting to. Is this an addiction problem? Do they need to get into rehab? Is this mental health?

When officers respond they must have the tools to recognize someone’s mental health needs and then to be able to just talk listen and trying to figure out each case by case, a welfare check because a neighbor is concerned or getting clothes from the thrift store because a transient person needs a shower before he or she is allowed on the bus. And it may responding to a suicide or attempt.

In late 2017 Palos Park Police had their sworn officers trained in Mental Health First Aid and again in 2019. The program introduces participants to risk factors and warning signs of mental health concerns and help an officer on a call to assess a mental health crisis and provide initial help and supports resources.

We are out in force tonight patrolling, so are thieves circling around looking to enter unlocked cars. Our goal is simple and we need your help to reduce the number of unlocked cars entered by thieves.

In an effort to increase awareness about car burglaries in the area, and spread the word to help remind residents to lock up their cars and report suspicious behavior to the police, we are using fliers as a reminder to all to lock your car doors, turn on outside lights, lock your garage door and remove valuables from your car.

Crime prevention is an important part of what we do here in Palos Park.

If you have questions on the 9pm Routine tonight or how not to be any easy victim, call Chief Joe Miller's cell phone 708 259 1035

We are consistently trying to think of new ways to blend in, to do surveillance, to be undetected by the criminal, but they are out looking into your car for laptops, cell phones, cameras, GPS, are all of interest to potential thieves by car

We are trying to raise awareness, especially after the theft reports we see coming in where vehicles and properties weren't locked at the time of the theft. So, join us in sharing with the ones you love and let's make it a regular thing here on our social media pages! Remember: Don't be an easy victim