



## MEETING AGENDA

### Village Council

*Mayor Nicole Milovich-Walters*

*Village Clerk Marie Arrigoni*

*Commissioner G. Darryl Reed*

*Commissioner Dan Polk*

*Commissioner Mike Wade*

*Commissioner Rebecca Petan*

**REVISED 4/5/2024**

**Monday, April 8, 2024**

**6:30 PM**

**Kaptur Administrative Center**

**1) CALL TO ORDER**

**2) ROLL CALL**

**3) PLEDGE OF ALLEGIANCE**

**4) APPROVAL OF MINUTES**

A. Regular Council meeting of March 25, 2024

**5) RECOGNITION/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS**

A. To proclaim Sunday, May 5, 2024 'Arbor Day' in the Village of Palos Park and that it be observed with an educational program "Cicadas in The Park" presented by Tricia Bethke of the Morton Arboretum to be held at The Center in Palos Park

B. To proclaim May 5<sup>th</sup> through May 11<sup>th</sup> 2024 Municipal Clerk's Week

**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 Marklund's Raffle License and Raffle Manager Bond Waiver for a raffle to be held on Thursday, June 6, 2024 at Cog Hill Golf and Country Club

B. To approve payment of invoices on the Warrant List dated April 8, 2024 in the amount of \$124,202.63

C. To approve the Supplemental Warrant List dated April 8, 2024 for manual checks, payroll, and recurring wire transfers in the amount of \$397,941.69

## **8) OLD BUSINESS**

## **9) BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS**

- A. To consider ZBA item 2023-02 regarding a variation from the requirements of Section 1268.02(F) Side Yards to permit the construction of an attached pool house at the property commonly known as 20 Huntleigh Road in Palos Park, IL

## **10) INFORMATION & UPDATES**

- A. Public Works and Streets, Recreation Report
  1. To approve the proposal from U.S. Tennis Court Construction Company of Lockport, IL in the amount of \$224,520 for the full replacement of playing surfaces, equipment, and fencing at the Village Green tennis courts and outdoor basketball area
- B. Building and Public Property Report
  1. Building Department Report
- C. Public Health and Safety Report
  1. Police Activity Report
- D. Accounts and Finances Report
  1. Annual Budget for Fiscal Year ending April 30, 2025 will be on file in the lobby of the Kaptur Administrative Center, and a public hearing will be held by the Village Council on Monday, April 22, 2024 pursuant to a legal notice published in a newspaper within the Village
- 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**

**MINUTES OF THE BOARD OF COMMISSIONERS'  
REGULAR MEETING  
HELD ON MARCH 25, 2024**

The Board of Commissioners of the Village of Palos Park, Cook County, Illinois held its regular meeting on Monday, March 25, 2024. Mayor Milovich-Walters called the meeting to order at 6:30 p.m. Answering roll call were Commissioners Petan, Wade and Mayor Milovich-Walters. Commissioners Reed and Polk were absent this evening.

Also in attendance were Rick Boehm, Village Manager; Howard Jablecki, Village Attorney; Allen Altic, Finance Director; Mark Herman, Community Development Director; Mike Sibrava, Public Works Director; Joe Miller, Police Chief; Stephen DeFalco, Recreation Director; Kathie May, Community Development Coordinator, and Lisa Boyle, Deputy Village Clerk.

**APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING HELD ON MARCH 25, 2024:**

Commissioner Wade moved, seconded by Commissioner Petan, to approve the minutes of the Regular Council Meeting held on March 11, 2024, as presented.

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

AYES: -3- Commissioners Wade, Petan and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -2- Commissioner Reed and Commissioner Polk

**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 Petan moved, seconded by Commissioner Wade to:

A. Pass a resolution to close a portion of McCarthy Road for the annual parade to be held on Saturday, September 21, 2024.

B. Approve payment of invoices on the Warrant List dated March 25, 2024 in the amount of \$129,298.24

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

AYES: -3- Commissioners Petan, Wade and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -2- Commissioner Reed and Commissioner Polk

**OLD BUSINESS:** None

**BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS:**

ZBA ITEM 2023-02: Commissioner Wade presented for the Council's consideration ZBA item 2023-02 regarding a variation from the requirements of Section 1268.02(F) Side Yards to permit the construction of an attached pool house at the property commonly known as 20 Huntleigh Road in Palos Park, IL. It was determined that the matter be continued to the Council Meeting on April 8, 2024 as the full council was not present this evening.

Commissioner Wade moved, seconded by Commissioner Petan to continue ZBA item 2023-02 regarding a variation from the requirements of Section 1268.02(F) Side yards to permit the construction of an attached pool house at the property commonly known as 20 Huntleigh Road in Palos Park, IL to the April 8, 2024 Council Meeting.

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

AYES: -3- Commissioners Wade, Petan and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -2- Commissioner Reed and Commissioner Polk

**INFORMATION & UPDATES:****COMMISSIONER OF PUBLIC WORKS AND STREETS/RECREATION & PARKS, REBECCA PETAN:**

FLOW TECHNICS PROPOSAL: Commissioner Petan presented a proposal from Flow Technics in the amount of \$11,796.00 to purchase a new sewage pump for the Kimber Trails Lift Station. The pump is not pumping efficiently and needs to be replaced.

Commissioner Petan moved, seconded by Commissioner Wade, to approve the proposal from Flow-Technics in the amount of \$11,796.00 to purchase a new sewage pump for the Kimber Trails Lift Station.

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

AYES: -3- Commissioners Petan, Wade and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -2- Commissioner Reed and Commissioner Polk

Commissioner Petan made Recreation & Parks announcements reminding residents of upcoming events and programs. All information can be found on the Village's website.

**COMMISSIONER OF BUILDING & PUBLIC PROPERTY, MIKE WADE:**

HIGH GRASS AND WEEDS: Commissioner Wade reminded residents that Chapter 692.02 of the Village Code requires property owners to cut high grass and weeds on their property. Grass and weeds cannot exceed eight inches in height.

BUILDING DEPARTMENT REPORT: Commissioner Wade reported that the Building Department processed sixteen (16) permits from March 1, 2024 to March 20, 2024 resulting in \$56,026.11 in permit fees. Fifteen (15) inspections were completed during this time. The fiscal year to date totals \$196,538.68

**COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:**

POLICE ACTIVITY REPORT: Commissioner Polk was absent this evening. Mayor Milovich-Walters reported the Police Department received 2254 calls for service/CAD Events from March 11, 2024

through March 24, 2024. Palos Park Police also issued 18 citizen assists calls, 17 case reports, 10 accident reports, 0 adult arrest, 0 juvenile arrests, 0 police impounds, 73 traffic stops, 17 moving violations, 24 adjudication tickets, and 53 speeding tickets.

**CERT:** Mayor Milovich-Walters announced that the Palos Park CERT program 2024 will be starting up again in April. For more information, contact Frank Flores, 708-671-3770 or email him at [fflores@palospark.org](mailto:fflores@palospark.org).

**LITTER AWARENESS:** Mayor Milovich-Walters asked residents to join in the renewed effort to make anti-littering the mantra of Palos Park. The Mayor also reminded residents that Rid-Litter Day in Palos Park is scheduled for Saturday, April 20<sup>th</sup>.

**COMMISSIONER OF ACCOUNTS AND FINANCES, G. DARRYL REED:**

Commissioner Reed was absent and had no formal report this evening.

**MAYOR'S REPORT:**

Mayor Milovich-Walters did not have a formal report this evening but discussed the project of the Village's Code update and thanked residents for their input. All information is available on the Village's website.

**CLERK'S REPORT:** Clerk Arrigoni was absent this evening. Deputy Village Clerk, Lisa Boyle, had no formal report this evening.

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

**CITIZENS AND VISITORS COMMENT PERIOD:** None

**ADJOURNMENT OF REGULAR COUNCIL MEETING:** There being no further business, Commissioner Petan moved, seconded by Commissioner Wade, to adjourn the meeting at 6:48 p.m.

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

AYES: -3- Commissioners Petan, Wade and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -2- Commissioner Reed and Commissioner Polk

Respectfully submitted,

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Lisa M. Boyle, Deputy Village Clerk



VILLAGE OF  
**PALOS PARK**

# Proclamation

## PROCLAIMING 'ARBOR DAY' IN THE VILLAGE OF PALOS PARK

NICOLE MILOVICH-WALTERS  
Mayor

MARIE ARRIGONI  
Village Clerk

G. DARRYL REED  
Accounts & Finances

DAN POLK  
Public Health & Safety

MIKE WADE  
Building & Public Property

REBECCA PETAN  
Public Works & Streets, Recreation

RICHARD B. BOEHM  
Village Manager

WHEREAS, the Village of Palos Park recognizes that its trees are priceless resources of the community; and

WHEREAS, it is the responsibility of the Village of Palos Park to encourage the preservation, planting, nurture and care of trees; and

WHEREAS, it is also the responsibility of the Village of Palos Park to provide the opportunity for education of its residents regarding trees and to maintain the integrity of the native woods of the Village of Palos Park; and

WHEREAS, to further and promote the above goals, the Village of Palos Park continues to support the Tree Body, a committee of the Village that works to attain these goals; and

WHEREAS, through the diligent effort of the members of the Tree Body, Palos Park Garden Guild I and the Public Works Department, the Village of Palos Park did achieve the designation of Tree City USA for 2023,

WHEREAS, under the auspices of the Palos Park Tree Body and Palos Park Garden Guild I, the Village of Palos Park will celebrate its 32<sup>nd</sup> Annual Arbor Day in the Park Program on Sunday, May 5, 2024.

NOW, THEREFORE, TO RECOGNIZE THOSE ACHIEVEMENTS, BE IT RESOLVED that the Village of Palos Park hereby proclaims Sunday, May 5, 2024 to be Arbor Day in the Village of Palos Park, and that it be observed with an educational program "Cicadas in the Park" presented by Tricia Bethke of the Morton Arboretum, at The Center in the Lodge in Palos Park.

DATED THIS 8<sup>th</sup> DAY OF APRIL, 2024.

\_\_\_\_\_  
Nicole Milovich-Walters Mayor

ATTEST:

\_\_\_\_\_  
Marie Arrigoni, Village Clerk



VILLAGE OF  
**PALOS PARK**

NICOLE MILOVICH-WALTERS  
Mayor

MARIE ARRIGONI  
Village Clerk

G. DARRYL REED  
Accounts & Finances

DAN POLK  
Public Health & Safety

MIKE WADE  
Building & Public Property

REBECCA PETAN  
Public Works & Streets, Recreation

RICHARD B. BOEHM  
Village Manager

# Proclamation

**55<sup>th</sup> ANNUAL MUNICIPAL CLERKS WEEK**  
**May 5 – May 11, 2024**

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Municipal clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and annual meetings of their regional, state, and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

THEREFORE, I, John F. Mahoney, Mayor of the Village of Palos Park, and the Palos Park Village Council do hereby proclaim May 5 – May 11, 2024 as MUNICIPAL CLERKS WEEK and further extend appreciation to our Municipal Clerk, Marie Arrigoni and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

DATED THIS 8<sup>TH</sup> DAY OF APRIL, 2024.

\_\_\_\_\_  
Nicole Milovich-Walters, Mayor

ATTEST:

\_\_\_\_\_  
Marie Arrigoni, Village Clerk



VILLAGE OF  
**PALOS PARK**

**Village Council**

*Mayor Nicole Milovich-Walters*

*Village Clerk Marie Arrigoni*

*Commissioner G. Darryl Reed*

*Commissioner Dan Polk*

*Commissioner Mike Wade*

*Commissioner Rebecca Petan*

**Meeting of: April 8, 2024**

**6:30 PM**

**Kaptur Administrative Center**

**AGENDA MATTER:**

Marklund Raffle License.

**BACKGROUND/HISTORY:**

Marklund is a 501c3 organization in Geneva, IL that serves children and adults with special needs and autism. Marklund is hosting a golf outing at Cog Hill on Thursday, June 6th as a fundraiser for the organization. A raffle will be held at this event.

**STAFF RECOMMENDATION:**

To approve Marklund's Raffle License and Raffle Manager Bond Waiver for a raffle held on Thursday, June 6, 2024 at Cog Hill Golf and Country Club.

**RECOMMENDED MOTION:**

To approve Marklund's Raffle License and Raffle Manager Bond Waiver as noted on the consent agenda.

**APPLICATION FOR RAFFLE LICENSE WITHIN THE VILLAGE OF PALOS PARK**

Name & address of individual making application      Name & address of organization applying for license  
Heather Graves      Marklund  
1S450 Wyatt Drive      1S450 Wyatt Drive  
Geneva IL 60134      Geneva IL 60134

Approximate number of members of the organization that reside in the Village and the length of existence of the organization  
# of members      70      # of years in existence

Jeannine Zupo, 13211 Wildwood Place, Plainfield, IL 60585, 630.624.9874

Name, address & phone number of the raffle manager

Cog Hill Golf Club

Location(s) at which raffle chances are to be sold or issued

March - June 6, 2024

Dates during which raffle chances are to be sold or issued

250

Maximum number of raffle tickets to be sold

5pm, Thursday, June 6, 2024

Time of determination of winning chances

Cog Hill

Location(s) at which winning chances will be determined

The undersigned, being first duly sworn on oath, do hereby attest that the above listed organization is a not-for-profit organization and is eligible, pursuant to the terms and conditions of Chapter 696 of the Palos Park Village Code, a copy of which we have reviewed, to receive a raffle license.

[Signature]      3-28-24      3-28-24  
Signature of presiding officer of the organization      Date      Signature of secretary (if one)      Date

Subscribed and sworn to before me this 28<sup>th</sup> day of March, 2024.

Mary Kobbeman  
Notary Public

SEAL:



OFFICE USE ONLY

License Fee (\$10) Pol.

Raffle Manager Bond      Received/Waived

Village Clerk

Approved/Denied \_\_\_\_\_  
Date (approved or Denied)







# MARKLUND GOLF CLASSIC

Home of the Porter Cup

## Thursday, June 6, 2024

Presented by



**PORTER**  
PIPE & SUPPLY®



## Event Timeline

**10 a.m.**

Registration & Breakfast

**11 a.m.**

Shot-Gun Start

**4:30 p.m.**

Happy Hour & Awards  
Under the Big Tent

[\*\*Sign Up Here\*\*](#)

## Cog Hill Golf & Country Club

12294 Archer Avenue, Lemont, IL

## Sponsorships and Foursome Packages

All golfers receive 18 holes of golf with cart, premium goody bag, meals, snacks and open bar. All golfers shot-gun at 11 a.m. Dubsdread foursomes will stroke play after their shot-gun and be part of the Annual Porter Cup championship!

The Porter Cup Trophy will be presented to the lowest-scoring foursome competing on Dubsdread and kept by the winner until a new champion is crowned the following year.



### Event Co-Chairs

Bud Porter and Nick Porter

### Honorary Chairs

Jim Porter and George Webster

### Event Committee

Tim Adkins  
Ron Drews, Jr.  
Santina Gearhart  
Tim Kueker  
David Pierro

Stephanie Porter  
Mark Ratay  
Kevin Roche  
Will Dale

### Auction Committee

George Fako  
Peggy Szarzynski

Marklund makes *everyday life* possible for individuals with profound disabilities.

**THE VILLAGE OF PALOS PARK  
ACCOUNTS PAYABLE WARRANT  
FOR APRIL 8, 2024**

**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.**

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**MAYOR NICOLE MILOVICH-WALTERS**

**ATTEST:**

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**VILLAGE CLERK MARIE ARRIGONI SIGNATURE**

04/04/2024 -  
01:17 PM

CHECK PROOF FOR VILLAGE OF PALOS PARK

BANK ACCOUNT CODE: ONBGC - CHECK DATE: 04/08/2024  
INVOICE EXPECTED CHECK RUN DATE 03/25/2024 - 04/08/2024

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
04/08/2024	ONBGC	187319	1ST00001	1ST AYD CORPORATION	31.39	0.00	31.39	1
04/08/2024	ONBGC	187320	AIR00001	AIRY'S INC.	2,968.25	0.00	2,968.25	2
04/08/2024	ONBGC	187321	ALT00003	ALTERNATIVE ENERGY SOLUTIONS,	2,220.00	0.00	2,220.00	4
04/08/2024	ONBGC	187322	CYG00001	ANNA CYGANESKA	180.00	0.00	180.00	1
04/08/2024	ONBGC	187323	BAL00007	B ALLAN GRAPHICS	50.00	0.00	50.00	1
04/08/2024	ONBGC	187324	BAX00001	BAXTER & WOODMAN, INC.	6,342.91	0.00	6,342.91	1
04/08/2024	ONBGC	187325	BLU00001	BLUE CROSS/BLUE SHIELD OF IL	44,506.23	0.00	44,506.23	1
04/08/2024	ONBGC	187326	BRAD0002	BRANIFF COMMUNICATIONS, INC.	730.00	0.00	730.00	1
04/08/2024	ONBGC	187327	CHI00040	CHICAGO PARTS & SOUND, LLC	570.81	0.00	570.81	3
04/08/2024	ONBGC	187328	CIN00001	CINTAS	315.42	0.00	315.42	1
04/08/2024	ONBGC	187329	CIT00007	CITI CARDS	225.90	0.00	225.90	2
04/08/2024	ONBGC	187330	CLE00003	CLEAR LOSS PREVENTION INC	240.00	0.00	240.00	1
04/08/2024	ONBGC	187331	COLONY HAR	COLONY HARDWARE CORPORATION	84.68	0.00	84.68	1
04/08/2024	ONBGC	187332	COM00017	COM ED	23.82	0.00	23.82	1
04/08/2024	ONBGC	187333	COM00023	COMFORT ZONE SERVICE	3,057.75	0.00	3,057.75	4
04/08/2024	ONBGC	187334	CON00010	CONCENTRIC INTERKRATION LLC	8,369.30	0.00	8,369.30	3
04/08/2024	ONBGC	187335	COO00012	COOK COUNTY CLERK	269.00	0.00	269.00	1
04/08/2024	ONBGC	187336	COO00019	COOK COUNTY ETSB	20,774.10	0.00	20,774.10	1
04/08/2024	ONBGC	187337	COR00011	CORE & MAIN LP	1,336.54	0.00	1,336.54	2
04/08/2024	ONBGC	187338	COV00001	COVERALL	1,217.00	0.00	1,217.00	1
04/08/2024	ONBGC	187339	DAV00004	DAV-COM ELECTRIC, INC	540.00	0.00	540.00	1
04/08/2024	ONBGC	187340	DEA00004	DEARBORN NATIONAL LIFE	754.48	0.00	754.48	1
04/08/2024	ONBGC	187341	FPM00001	FP MAILING SOLUTIONS	128.79	0.00	128.79	1
04/08/2024	ONBGC	187342	G&H00001	G & H IMPORT AUTO PARTS INC.	16.72	0.00	16.72	1
04/08/2024	ONBGC	187343	GARVEY'S O	GARVEY'S OFFICE PRODUCTS	692.00	0.00	692.00	1
04/08/2024	ONBGC	187344	HAND0015	HANCOCK ENGINEERING	299.00	0.00	299.00	1
04/08/2024	ONBGC	187345	HAW00003	HAWKINS, INC.	273.34	0.00	273.34	1
04/08/2024	ONBGC	187346	ILL00002	ILLINOIS SECRETARY OF STATE	173.00	0.00	173.00	1
04/08/2024	ONBGC	187347	STA00025	JESSICA STAFFORD	55.53	0.00	55.53	1
04/08/2024	ONBGC	187348	LEA00006	LEAF	31.89	0.00	31.89	1
04/08/2024	ONBGC	187349	LEA00006	LEAF	2,093.56	0.00	2,093.56	1
04/08/2024	ONBGC	187350	MEN00005	MENARDS	227.84	0.00	227.84	2
04/08/2024	ONBGC	187351	MET00001	METROPOLITAN INDUSTRIES INC	195.00	0.00	195.00	1
04/08/2024	ONBGC	187352	MET00008	METROPOLITAN LIFE INSURANCE CO	2,760.73	0.00	2,760.73	1
04/08/2024	ONBGC	187353	MIC00004	MICRO-EYE SECURITY SYSTEMS INC	240.00	0.00	240.00	1
04/08/2024	ONBGC	187354	MIDWEST 91	MIDWEST 911, INC	1,599.02	0.00	1,599.02	3
04/08/2024	ONBGC	187355	MON0002	MONROE TRUCK EQUIPMENT, INC.	144.60	0.00	144.60	2
04/08/2024	ONBGC	187356	KAR00008	NICHOLAS W KARAS	1,937.50	0.00	1,937.50	1
04/08/2024	ONBGC	187357	NIC00001	NICOR GAS	379.04	0.00	379.04	2
04/08/2024	ONBGC	187358	NOR00001	NORTHERN SAFETY CO., INC.	74.28	0.00	74.28	1
04/08/2024	ONBGC	187359	EBE0001	PALOS ACE HARDWARE	6.29	0.00	6.29	1
04/08/2024	ONBGC	187360	PHO00001	PHONETICS INC	345.12	0.00	345.12	1

04/04/2024  
01:17 PM

CHECK PROOF FOR VILLAGE OF PALOS PARK  
BANK ACCOUNT CODE: ONBGC - CHECK DATE: 04/08/2024  
INVOICE EXPECTED CHECK RUN DATE 03/25/2024 - 04/08/2024

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
04/08/2024	ONBGC	187361	PRO00014	PROVEN IT	1,218.90	0.00	1,218.90	1
04/08/2024	ONBGC	187362	QUIT0002	QUILL CORPORATION	114.06	0.00	114.06	1
04/08/2024	ONBGC	187363	ROS00001	ROSCOE	399.48	0.00	399.48	4
04/08/2024	ONBGC	187364	CHIT00023	ROSS CHIBE	800.00	0.00	800.00	1
04/08/2024	ONBGC	187365	ROY000004	ROYALBERRY RESTAURANT	900.00	0.00	900.00	1
04/08/2024	ONBGC	187366	RUE000001	RUEKERT & MIELKE, INC.	6,997.25	0.00	6,997.25	1
04/08/2024	ONBGC	187367	SAF000002	SAFEGUARD BUSINESS SYST, INC	784.73	0.00	784.73	1
04/08/2024	ONBGC	187368	SHA00016	SHARK SHREDDING, INC	46.20	0.00	46.20	1
04/08/2024	ONBGC	187369	SIG000002	SIGNS UNLIMITED	625.00	0.00	625.00	1
04/08/2024	ONBGC	187370	SKY000001	SKYHAWKS SPORTS ACADEMY, INC.	448.00	0.00	448.00	1
04/08/2024	ONBGC	187371	SOC000002	SOCCER SHOTS	910.00	0.00	910.00	1
04/08/2024	ONBGC	187372	SUB000002	SUBURBAN TRUCK PARTS	157.35	0.00	157.35	2
04/08/2024	ONBGC	187373	USP00001	US POSTMASTER	550.00	0.00	550.00	1
04/08/2024	ONBGC	187374	VSP000001	VSP OF ILLINOIS, NFP	315.45	0.00	315.45	2
04/08/2024	ONBGC	187375	VUL000001	VULCAN CONSTRUCTION MTL5 LLC	3,455.38	0.00	3,455.38	5

Num Checks: 57      Num Stubs: 0      Num Invoices: 84      Total Amount: 124,202.63

**THE VILLAGE OF PALOS PARK  
SUPPLEMENTAL WARRANT LIST  
FOR APRIL 08, 2024**

**THE MAYOR AND THE COMMISSIONERS OF THE VILLAGE OF PALOS PARK  
APPROVE THE FOLLOWING SUPPLEMENTAL WARRANT LIST FOR MANUAL  
CHECKS, PAYROLL AND RECURRING WIRE TRANSFERS.**

\_\_\_\_\_  
**MAYOR NICOLE MILOVICH-WALTERS SIGNATURE**

**ATTEST:**

\_\_\_\_\_  
**VILLAGE CLERK MARIE ARRIGONI SIGNATURE**

**SUPPLEMENTAL WARRANT LIST/APRIL 08, 2024 COUNCIL MEETING**

**MANUAL CHECK: (Pre-authorized payments not coinciding with Warrant List schedule)**

DATE	CHECK#	PAYEE	AMOUNT
<b>TOTALS:</b>			<b>\$0.00</b>

**PAYROLL REQUIREMENTS: ( Regular & agency checks, tax liabilities & Paylocity invoice)**

Pay Date:		3/14/2024	\$142,550.82
Pay Date:		3/28/2024	144,312.48
Pay Date:			
<b>TOTALS:</b>			<b>\$286,863.30</b>

**RECURRING WIRE TRANSFERS:**

DESCRIPTION	TRANSFERRED TO:	AMOUNT
VOPP Wtr PurchOakLawn	Old National	\$56,585.19
IEPA Harker Bond Pymt	Old National	7,716.52
IEPA Booster Bond Pymt	Old National	1,890.49
Wex Bank/Shell	On-Line	5,006.42
RCN/Astound	On-Line	1,036.40
Wex Gas Purchase	On-Line	1,090.51
<b>American Express</b>	J. P. Morgan Chase Bank	
Amazon Marketplace		79.77
Amazon Marketplace		42.18
Amazon.Com		5.99
Amazon.Com		4.14
Amazon.Com		53.18
Walmart.Com		21.40
Amazon Marketplace		73.55
Amazon Marketplace		-280.25
Dick's Auto Parts		1,695.00
Amazon.Com		350.34
Amazon.Com		460.99
Ready Refresh		145.33
Amazon Marketplace		45.00
Amazon Marketplace		109.48
Amazon.Com		40.52
Dyn.Com		5.00
LS Noral Jewelers		160.65
APA Streaming		701.00
Orland Pk Flowers/Mitchell		120.20
Amazon Marketplace		7.94
Adobe Systems		21.24
Dyn.Com		5.00
Party City		28.60
Jewel Osco		64.63
Amazon.Com		50.24
Amazon.Com		27.77
Republic Services		31,760.26
Sheet Labels Inc		11.15
Amazon Marketplace		39.78
Amazon Marketplace		154.92
Amazon Marketplace		44.48
FP Mailing Solutions		1,035.00
Amazon.Com		10.16
Amazon Marketplace		35.98
Adobe Systems		25.49
Adobe Systems		76.47

Dyn.Com			5.00
Jewel Osco			7.15
Amazon.Com			193.50
Southwest Airlines			224.98
Jewel Osco			7.65
Visa		First Midwest Bank	
Rock Auto.Com			82.00
<b>TOTALS:</b>			<b>\$111,078.39</b>
	<b>TOTAL SUPPLEMENTAL WARRANT LIST:</b>		<b>\$397,941.69</b>

**Payroll Summary**

Check Date: 03/14/2024

Page 1 of 2

VILLAGE OF PALOS PARK (1868)

Process: 2024031401

Pay Period: 02/24/2024 to 03/08/2024

**Payroll Totals**

Payroll Checks	Check Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Regular	68	0.00	86,509.93	86,509.93	
	Regular	7	2,006.08	0.00	2,006.08	
<b>Totals</b>		<b>75</b>	<b>2,006.08</b>	<b>86,509.93</b>	<b>88,516.01</b>	→ <b>88,516.01</b>

Payroll Checks	Check Type	Agency Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Agency	Regular	9	11,483.53	5,012.11	16,495.64	
<b>Totals</b>			<b>9</b>	<b>11,483.53</b>	<b>5,012.11</b>	<b>16,495.64</b>	→ <b>16,495.64</b>

<b>Total Net Payroll Liability</b>			<b>13,489.61</b>	<b>91,522.04</b>	<b>105,011.65</b>	→ <b>105,011.65</b>
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**Tax Liability**

FITW and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Federal Income Tax	36-6006039		Semi-Weekly	117,791.29	117,791.29	11,867.43		
Medicare	36-6006039		Semi-Weekly	126,518.10	126,518.10	1,834.55		
Medicare - Employer	36-6006039		Semi-Weekly	126,518.10	126,518.10		1,834.51	
OASDI	36-6006039		Semi-Weekly	126,518.10	126,518.10	7,844.13		
OASDI - Employer	36-6006039		Semi-Weekly	126,518.10	126,518.10		7,844.12	
<b>Totals</b>						<b>21,546.11</b>	<b>9,678.63</b>	→ <b>31,224.74</b>

IL and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SITW	36-6006039		Semi-Weekly	117,791.29	117,791.29	5,888.31		
<b>Totals</b>						<b>5,888.31</b>	<b>0.00</b>	→ <b>5,888.31</b>

ILSUI and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SUI	0800854	0.008500	Quarterly	126,518.10	50,131.46		426.12	
<b>Totals</b>						<b>0.00</b>	<b>426.12</b>	→ <b>426.12</b>

<b>Total Tax Liability</b>						<b>27,434.42</b>	<b>10,104.75</b>	→ <b>37,539.17</b>
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<b>Total Payroll Liability</b>						<b>142,550.82</b>		→ <b>142,550.82</b>
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**Billing**

Invoice	Date	Gross	Discount	Tax	Adjustment	Amount	
112316100	3/14/2024	220.74				220.74	
<b>Totals</b>		<b>220.74</b>		<b>0.00</b>		<b>220.74</b>	→ <b>220.74</b>

**Transfers**



Paylocity Corporation  
(888) 873-8205

User: Company Rpt Admin

Run on 3/12/2024 at 1:12 PM

**Payroll Summary**

Check Date: 03/14/2024

Page 2 of 2

VILLAGE OF PALOS PARK (1868)

Process: 2024031401

Pay Period: 02/24/2024 to 03/08/2024

Type	Date	Source Account	Amount
Billing	3/14/2024	1405470*	220.74
Dir Dep	3/13/2024	1405470*	86,509.93
Tax	3/13/2024	1405470*	37,539.17
<b>Totals Transfers</b>			<b>124,269.84</b>

**124,269.84** →

**Tax Deposits**

Required Tax Deposits	Tax	Due On	Amount
( Deposit made by Service Bureau )	Federal Income Tax	3/20/2024	31,224.74
( Deposit made by Service Bureau )	Illinois SITW	3/20/2024	5,888.31
( Deposit made by Service Bureau )	Illinois SUI	4/30/2024	426.12
	<b>Total Tax Deposits</b>		<b>37,539.17</b>





# Payroll Summary

Check Date: 03/28/2024

Page 2 of 2

VILLAGE OF PALOS PARK (1868)

Process: 2024032801

Pay Period: 03/09/2024 to 03/22/2024

Type	Date	Source Account	Amount
Billing	3/28/2024	1405470*	738.96
Dir Dep	3/27/2024	1405470*	89,857.26
Tax	3/27/2024	1405470*	37,881.15
<b>Totals Transfers</b>			<b>128,477.37</b> → <b>128,477.37</b>

## Tax Deposits

Required Tax Deposits	Tax	Due On	Amount
( Deposit made by Service Bureau )	Federal Income Tax	4/3/2024	31,535.55
( Deposit made by Service Bureau )	Illinois SITW	4/3/2024	6,016.39
( Deposit made by Service Bureau )	Illinois SUI	4/30/2024	329.21
	<b>Total Tax Deposits</b>		<b>37,881.15</b>





**Village Council**  
*Mayor Nicole Milovich-Walters*  
*Village Clerk Marie Arrigoni*  
*Commissioner G. Darryl Reed*  
*Commissioner Dan Polk*  
*Commissioner Mike Wade*  
*Commissioner Rebecca Petan*

Meeting of: April 8, 2024

6:30 PM

Kaptur Administrative Center

**AGENDA MATTER:**

**ZBA CASE 2023-02:** An application has been filed requesting a variation from the requirements of Section 1268.02(f) Side Yards to permit the construction of an attached pool house (along with a swimming pool). In December 2023 the applicant provided a revised plan, which requires a variance to reduce the corner side yard setback from 50' to 37.67 feet (37' 8"). The original request was for a 26' 11" corner side yard setback. The subject property is commonly known as 20 Huntleigh Road in Palos Park, IL.

**BACKGROUND:**

The subject property is zoned R-1-A Single Family Residential and is currently improved with a single-family residence. The applicant proposes to construct a pool house (and pool) on the subject property. The pool house is to be connected to the existing home via a covered porch, resulting in the pool house being considered an addition to the existing home per Code.

The subject property is unique in that three of the four sides of the property front a street (Huntleigh to the south, Sunnyslope to the east, and Wolf to the west); with corner side yard setbacks being applicable along both the east and west sides of the property.

**STAFF RECOMMENDATION:**

The staff has reviewed the application and recommends approval of the requested variance.

**NOVEMBER 8, 2023 ZONING BOARD OF APPEALS MEETING:**

The Zoning Board of Appeals held a public hearing and discussed the original requested variance at its November 8, 2023 meeting. The applicant gave a presentation and responded to questions from the ZBA. Two letters from residents (not in favor of the request) were read into the record, no other members from the public spoke regarding the request. A motion was made to recommend approval of the requested variance. The vote on the motion was two (2) in favor and five (5) against. As such, *the Zoning Board of Appeals recommends denial of the requested variance as proposed.*

**2023 VILLAGE COUNCIL MEETINGS:**

The Village Council considered this item at the November 27, 2023 meeting; and continued the item to the December 11, 2023 meeting to allow the applicant the opportunity to present a revised plan. At their December 11, 2023 meeting the Village Council unanimously (4-0, with 1 absent) decided to refer the case back to the ZBA for further consideration.

**JANUARY 10, 2024 ZONING BOARD OF APPEALS MEETING:**

The Zoning Board of Appeals held a public hearing and discussed the requested variance and revisions at its January 10, 2024 meeting. The applicant gave a presentation and responded to questions from the ZBA. Two residents were present, and provided comments that were not favorable to the request. A motion was made to recommend approval of the requested variance. The vote on the motion was two (2) in favor and four (4) against, with one (1) absent. As such, *the Zoning Board of Appeals recommends denial of the requested variance as proposed.* See attached "Transmittal of Recommendation" regarding ZBA findings of fact.

**2024 VILLAGE COUNCIL MEETINGS:**

At the January 22, 2024 meeting, the Village Council unanimously (4-0, with 1 absent) continued this item to the February 12, 2024 meeting. At the February 12, 2024 meeting the Village Council unanimously (3-0, with 2 absent) continued this item to the March 11, 2024 meeting. At the March 11, 2024 meeting the Village Council unanimously (3-0, with 2 absent) continued this item to the March 25, 2024 meeting. At the March 25, 2024 meeting the Village Council unanimously (3-0, with 2 absent) continued this item to the April 8, 2024 meeting.

**RECOMMENDED MOTIONS:**

Section 1264.08 of the Code states that the Village Council "may approve the variance, deny the variance or refer it back to the Board for further consideration" and that "any proposed variance which fails to receive a positive recommendation from the Board [Zoning Board of Appeals] shall not be approved by Council except by a favorable vote of at least two-thirds (2/3rds) of all the Commissioners."

- I move to **deny** ZBA 2023-02; regarding a variance request for a 37.67' corner side yard setback instead of the required 50' corner side yard setback as required by Section 1268.02(f) of the Palos Park Village Code; regarding the proposed construction of an addition to an existing single-family residence on the property commonly known as 20 Huntleigh Road.

**OR**

- I move to **approve** ZBA 2023-02; regarding a variance request for a 37.67' corner side yard setback instead of the required 50' corner side yard setback as required by Section 1268.02(f) of the Palos Park Village Code; to allow the construction of an addition to an existing single-family residence on the property commonly known as 20 Huntleigh Road; and to direct the Village Attorney to prepare the necessary Ordinance.

**Attachments:**

Transmittal of Recommendation

Proposed Site Plan

Staff Report to the Village of Palos Park Zoning Board of Appeals (January 10, 2024)



**TO:** Mike Wade, Building Commissioner  
**MEETING DATE:** January 10, 2024 at 7:30 pm  
**FROM:** John Marsh, Chair  
**SUBJECT:** Transmittal of Zoning Board of Appeals Recommendation

### **PROJECT TITLE**

**ZBA CASE 2023-02:** An application has been filed requesting a variation from the requirements of Section 1268.02(f) Side Yards to permit the construction of an attached pool house (along with a swimming pool). In December 2023 the applicant provided a revised plan, which requires a variance to reduce the corner side yard setback from 50' to 37.67 feet (37' 8"). The original request was for a 26' 11" corner side yard setback. The subject property is commonly known as 20 Huntleigh Road in Palos Park, IL.

### **PUBLIC HEARING**

The Zoning Board of Appeals held a public hearing and discussed the requested variances at its January 10, 2024 meeting. The applicant gave a presentation and responded to questions from the ZBA. Two residents were present, and provided comments that were not favorable to the request.

### **RECOMMENDATION**

At the January 10, 2024 meeting a motion was made to recommend approval of the requested variances. The vote on the motion was two (2) in favor and four (4) against with one (1) absent. As such, *the Zoning Board of Appeals recommends denial of the requested variance as proposed.*

### **FINDINGS OF FACT**

The following are findings of fact made during the January 10, 2024 Zoning Board of Appeals meeting, pursuant to Section 1264.07 (Report of Findings):

#### **1264.07(a) Site Conditions:**

The Zoning Board of Appeals finds that there are unusual physical conditions to the site [such as the lot size being smaller than the minimum lot size per Code and the property fronting a street on three of the four sides], a variance request should still meet the essential purposes of the Zoning Board's creation under sections 1260.02(c) ["To protect the character and the stability of the residential, business and manufacturing areas within the village and to guide the orderly and beneficial development of such areas"], 1260.02(i) ["To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts"] and 1260.02(m) ["To prevent the overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and bulk of buildings in relation to the land surrounding them"].

#### **1264.07(b) Development Design:**

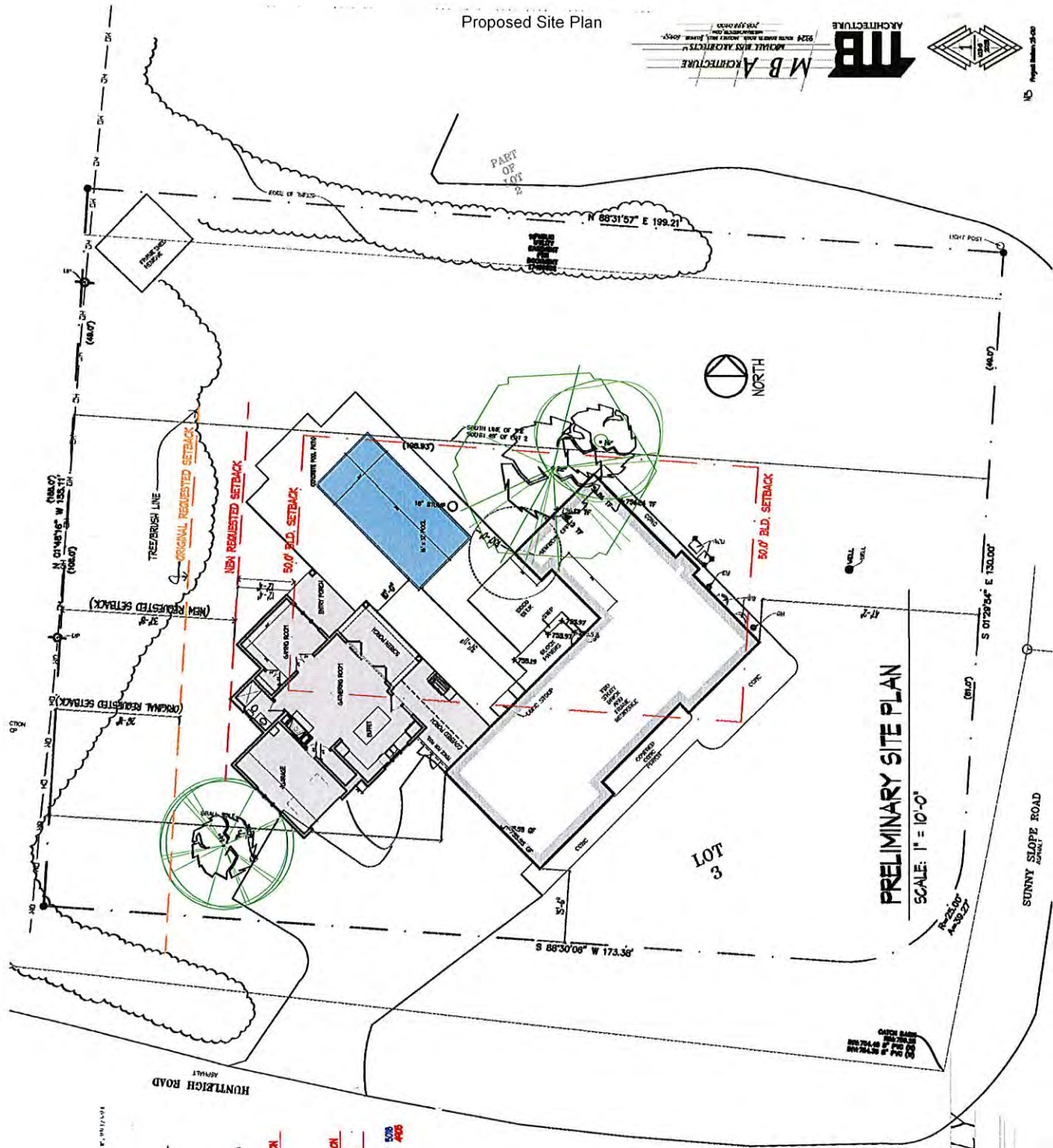
An additional garage space (home has an existing two car garage), game room area, and buffet do not appear warranted for the revised variance sought of 12.33 ft or 24.7% of the requirement of 50 ft from the property line off Wolf Road. It may be feasible that an alternative design could comply with Code. In addition, the applicant stated one of the reasons for the proposed location

of the addition is for privacy off Wolf Road and to reduce/mitigate noise from Wolf Road. These objectives could still be met with an alternative design that does not encroach into the corner setback (or encroaches less into the corner setback) and/or through the use of a berm and additional landscaping.

**1264.07(c) Community Impact:**

Wolf Road has a specific character in the Village of Palos Park. Except for two highly visible homes on the corner of Romiga Lane and Wolf Road, the current homes have either significant setbacks from Wolf Road or are blocked or partially blocked from view with trees and foliage. All of the homes are setback 50' or more on Wolf Road between 123<sup>rd</sup> Street on the north and Partridge Road and Misty Harbor Road to the south. The variance granted would not retain the essential character of the Village of Palos Park, specifically to Wolf Road as stated under section 1260.02(a) ["To promote and protect the public health, safety, morals, comfort, and general welfare"]. The Zoning Board of Appeals also notes concerns regarding public health and safety as it pertains to the requested variance, as it would allow the home addition to be located in closer proximity to an arterial road with significant vehicular traffic (Wolf Road).

Proposed Site Plan



PRELIMINARY SITE PLAN  
SCALE: 1" = 10'-0"

Site Plan for:  
**THE CONWAY FAMILY**  
20 Huntleigh Road  
Palos Park, IL

DATE: \_\_\_\_\_ ADDRESS: 20 HUNTLEIGH ROAD

- PALOS PARK FLOOR AREA RATIO CALCULATION**
- LOT AREA: 50697.1 s.f.
  - BASEMENT: N/A s.f.  
(One-half or more of the floor to ceiling height is above the average grade of the dwelling)
  - FIRST FLOOR: 1720 s.f. ~~1897~~ ~~ADDITION~~ **+ 92 ADDITION**
  - SECOND FLOOR: 1396 s.f.
  - ATRIC HOUSE: N/A s.f.
  - GARAGE/HOUSE: 696 s.f. ~~696~~ ~~ADDITION~~ **+ 500 ADDITION**
  - SARAGE/PATIO: N/A s.f. ~~644~~ ~~PORCH~~ **+ 591 PORCH**
  - TOTAL (GROSS) FLOOR AREA: ~~4416~~ ~~5008~~ ~~5008~~ **6408**
  - $1720 + 1396 + 696 + 500 + 591 = 4403$  s.f. ~~(4403)~~ **= 4403**
  - ALLOWABLE GROSS FLOOR AREA: 6787.7 s.f.  
Estimate: (1 ACRES TO ACRE = 223) 30484.7 X .22 = 6707.7 s.f.
  - ALLOWABLE BUILDING COVERAGE: 6571.9 s.f.  
Estimate:  $50697.1 \times 0.12 = 6083.6$  s.f.
  - 1/2 acre or less 25%, over 1/2 acre to 2 acres 22%, over 2 acres 21.5%
  - 3/4 acre or less 750 s.f., over 3/4 acre but less than 1 acre 400 s.f.
  - 1 acre = 43,560 s.f.



**TO:** Village of Palos Park Zoning Board of Appeals  
**HEARING DATE:** January 10, 2024 at 7:30pm  
**FROM:** Building Department  
**SUBJECT:** Staff Report

**PROJECT INFORMATION**

**ZBA CASE 2023-02:** An application has been filed requesting a variation from the requirements of Section 1268.02(f) Side Yards to permit the construction of an attached pool house (along with a swimming pool). The applicant has provided a revised plan, which requires a variance to reduce the corner side yard setback from 50' to 37' 8". The original request was for a 26' 11" corner side yard setback. The subject property is commonly known as 20 Huntleigh Road in Palos Park, IL.



**APPLICANT INFORMATION**

**PROPERTY OWNER AND APPLICANT:** David Conway  
 20 Huntleigh Road  
 Palos Park, IL 60464

**PROPERTY INFORMATION**

PROPERTY SIZE:	EXISTING ZONING:	SURROUNDING ZONING AND LAND USES:	COMPREHENSIVE PLAN LAND USE DESIGNATION:
30,689.7 sf	R-1-A One Family Dwelling District	North: R-1-A One Family Dwelling District, Single Family Residence	Low Density Single-Family Residential
<b>ADDRESS:</b> 20 Huntleigh Road	<b>EXISTING LAND USE:</b> Single-Family Residential	South: R-1-A One Family Dwelling District, Single Family Residence	
<b>PIN:</b> 23-29-303-005-0000		East: R-1-A One Family Dwelling District, Single Family Residence	
		West: R-1-A One Family Dwelling District, Single Family Residence	

**PUBLIC COMMENT:** Letters from two neighbors had been previously received and provided to the Zoning Board of Appeals prior to the November ZBA meeting. Staff has received no other comment.

**BACKGROUND**

The subject property, commonly known as 20 Huntleigh Road, is zoned R-1-A Single Family Residential and is currently improved with a single-family residence. The applicant proposes to construct an addition (and pool) on the subject property. The addition, primarily a pool house, is to be connected to the existing home via a covered porch, which is why it is considered an addition to the existing home per Section 1260.08(1a) of the Code (“...or where an accessory building is attached to the main building in a substantial manner, as by a roof, such accessory building shall be counted as part of the main building”). The proposed addition includes a single-car garage, a screened porch, a gathering room, buffet area (kitchen), a bathroom, and a gaming room.

The subject property is unique in that three of the four sides of the property front a street (Huntleigh to the south, Sunnyslope to the east, and Wolf to the west). Since the home generally faces south, has vehicular access from the south, and is addressed to Huntleigh Road; the south property line is considered the front yard. Per Section 1260.08(55) of the Code, *both* the property lines off of Sunnyslope and Wolf are considered corner side yards (“Corner lot means a parcel of land situated at the intersection of any combination of two *or more* streets...”). The proposed addition would encroach into the required 50’ corner yard setback along the west side of the property (off of Wolf Road).

The Zoning Board of Appeals (ZBA) held a public hearing on November 8, 2023 to consider a variance request to reduce the required corner yard setback (off of Wolf Road) from 50’ to 26’ 11”. After conducting the Public Hearing, the ZBA made a motion to approve the request. The vote on the motion was two (2) in favor and five (5) against. As such, the ZBA recommended denial of the requested variance as proposed.

The Village Council considered this item at the November 27, 2023 meeting; and continued the item to the December 11, 2023 meeting to allow the applicant the opportunity to present a revised plan. At their December 11, 2023 meeting the Village Council unanimously (4-0, with 1 absent) decided to refer the case back to the ZBA for further consideration.

**APPLICANT REVISION**

The applicant has provided a revised plan. Instead of requesting a 26’ 11” corner setback (a 46.2% variance request), the revised plan reduces the request variance by over 10’. The new requested corner side setback is 37’ 8” (a 24.7% variance request). This revision is possible due to a reduction in the size of the proposed addition by 113 sf (1,686 sf to 1,573 sf) and reconfiguring the footprint of the addition. As shown in Table 1, below, the proposal complies with other applicable zoning requirements.

	Requirement	Proposed
Lot Size	43,560 sf (1 ac)	30,689.7 sf (.705 ac)
Lot Width	150 feet	~199 feet
Setbacks/Yards		
Front (average of block)	15.5 feet	15.5 feet (existing home) 25.167 feet
<b>Corner Side</b>	<b>50 feet</b>	47.167 feet to east (existing home) <b>[26.92 feet (26’ 11”) previous request]</b> <b>37.67 feet (37’ 8”) to west for proposed addition as revised</b>
Side (greater of 15% or 15')	~29.85'	N/A
Rear	50 feet	58.75 feet (existing home)
Total Side Yard	30 feet	74.08 feet
Side Load Garage Setback	30 feet	N/A
Floor Area Ratio (varies based on lot size)	22%	16%
Lot (Building) Coverage	20%	13%
Dwelling Size	2,200 sf minimum	5,289 sf

*Table 1: Summary of Proposal with Applicable Zoning Requirements as it pertains to proposed development. Proposed variances are highlighted in yellow. Items that comply with the Code are not highlighted.*

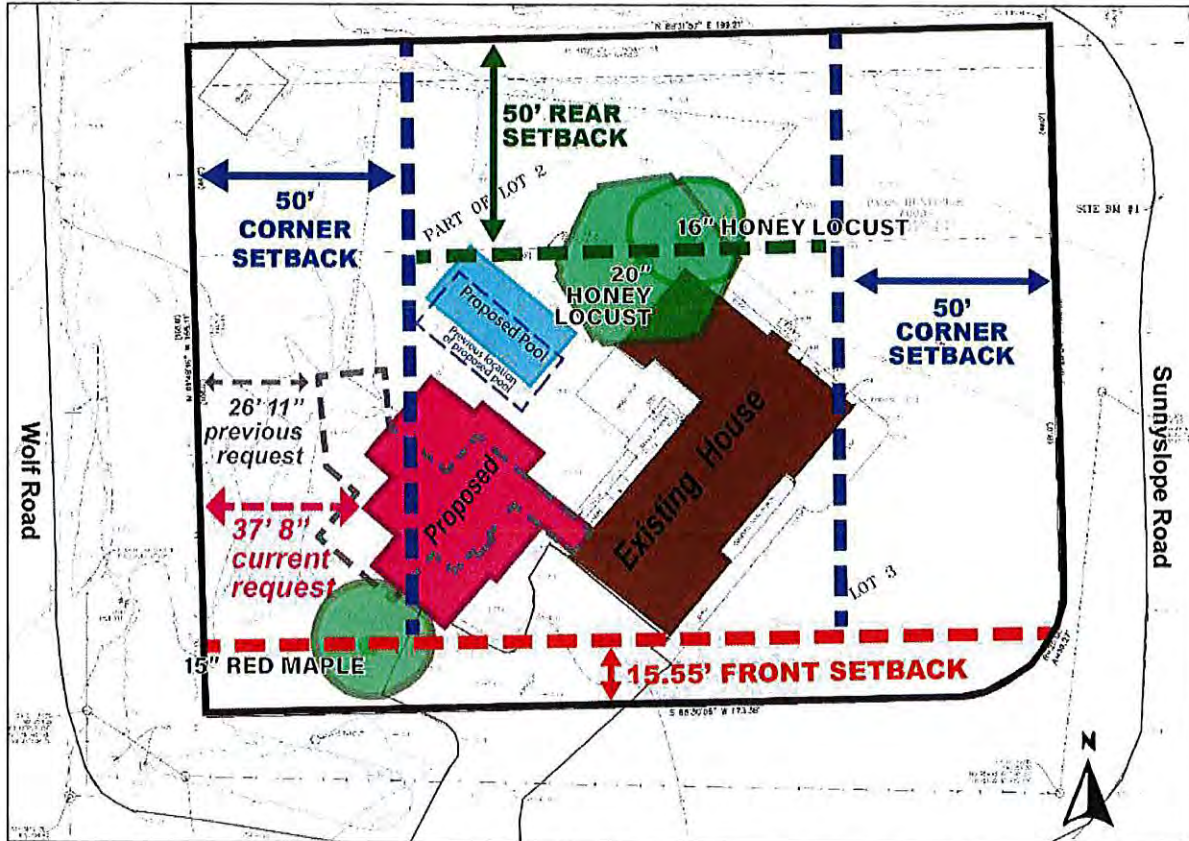


Figure 1: Required Setbacks (north is to the top). The "drip lines" of specimen trees that impact the buildable area (area within the setbacks) are shown in green. There are dashed lines showing the footprints of the previous proposed addition and pool.

**ADDITIONAL INFORMATION**

As seen in Table 2, below, the proposed 24.66% corner setback variance request (reducing the corner yard to 37.67') is comparable to the ten most recent corner setback variances that have been granted. Staff noted at the November meeting that it is difficult to consider precedent with zoning variance requests. The Village has granted, but has also denied, corner setback variance requests. The particular facts of any given request will almost certainly be different (different existing conditions of site, different proposal, etc). However, staff is providing the information below to provide context as to the extent of this variance request since there was some discussion at the previous ZBA meeting regarding the extent of the previous variance request.

	Ordinance	Address	Required (in feet)	Proposed (in feet)	Percent	Additional Requests?
1	2021-11	12100 S. 86th Avenue	50	26.23	47.54%	Rear yard
2	2021-05	12223 S. 88th Avenue	50	36.83	26.34%	
3	2020-11	7849 Oak Ridge Drive	50	33.50	33.00%	
4	2020-04	12600 S. Wolf Road	50	33.50	33.00%	
5	2017-06	9302 W. 122nd Street	50	35.90	28.20%	
6	2015-29	11950 Hobart Avenue	50	48.50	3.00%	Front and rear yard
7	2013-41	11099 W. 123rd Street	50	44.32	11.36%	
8	2012-18	11449 W. 123rd Street	50	30.00	40.00%	
9	2011-03	8920 W. 125th Street	50	33.90	32.20%	
10	2010-16	25 S. Woodland Trail	50	45.00	10.00%	Rear yard
	Average		50	36.77	26.46%	
	<b>REQUEST</b>	<b>20 Huntleigh Road</b>	<b>50</b>	<b>37.67</b>	<b>24.66%</b>	<b>None</b>

Table 2: Summary of ten most recent corner yard setback variances requests that have been granted (note that the proposed work related to the variance requests may not have been completed for some of the above variances).

The “buildable area” on the property (the area within required setbacks where the addition could be built without a variance) is already reduced in size due to the fact that there are two corner setbacks as opposed to one corner setback and one interior side setback. The buildable area is further reduced due to the location of two honey locust trees (which are specimen trees) near the north corner of the existing home (see Figure 1 on the previous page; and attached plans from the applicant). Any construction in the critical root zones (which roughly corresponds to the “drip line” of the trees) could damage or kills those trees. The proposed new construction would be near the critical root zone / drip line of those trees. Staff has reviewed the plans with the Village Arborist. Village Code allows the Village to “impose certain limited conditions on the development subject to the variance... that are necessary or appropriate to reduce the impact or injurious effect of said variance and to better carry out the general intent of the Village regulations” (1264.08). Staff recommends that as a condition of approval that the applicant’s arborist propose additional tree protection methods (such as root pruning) to protect specimen trees that could be impacted by the proposed construction (such as the previously mentioned honey locust trees) to be reviewed and approved by Village staff prior to issuance of a building permit for the addition and /or pool.

### **REQUIRED FINDINGS OF FACT FOR VARIATIONS**

The Village Code *requires* that the Zoning Board of Appeals shall make a findings of fact regarding proposed variance(s) [Section 1264.07]. The entirety of these standards, with staff findings of fact and analysis, are attached to this staff report as **Exhibit 1: REPORT OF FINDINGS**.

### **PUBLIC NOTICE**

The Public Hearing notice was published in *The Daily Southtown* on October 20, 2023, in accordance with the Village Zoning Ordinance. At that time 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. At the December 11, 2023 Village Council meeting the Council referred the case back to the ZBA. As this was done via the Council’s authority as found in Section 1254.08 no further notice is required.

### **STAFF RECOMMENDATION**

The staff has reviewed the application and recommends *approval* of the requested variances.

### **RECOMMENDED MOTION**

Concurring with the findings of fact as contained in **Exhibit 1: Report of Findings**, I move to recommend that the Village Council approve the requested 37’ 8” corner side yard setback, instead of the required 50’ corner side yard setback; as required by Section 1268.02(f) of the Palos Park Village Code; subject to the condition that the applicant’s arborist propose additional tree protection methods to protect specimen trees that could be impacted by the proposed construction to be reviewed and approved by Village staff prior to issuance of a building permit; to allow the construction of an addition to an existing single-family residence on the property commonly known as 20 Huntleigh Road.

*Please note that if the Zoning Board of Appeals desires to make a recommendation to deny the request, the motion should include **specific Findings of Fact** by the Zoning Board of Appeals as to the deficiencies of the requested variance(s) as to the standards set in **Section 1264.07** of the Village Code.*

### **EXHIBITS:**

1. Report of Findings (with staff findings)
2. Revised Plan from Applicant
3. Letters from neighboring property owners to ZBA
4. November 8, 2023 ZBA Staff Report and Exhibits

**VILLAGE OF PALOS PARK – ZONING BOARD OF APPEALS REPORT OF FINDINGS FOR  
VARIANCE REQUESTS PURSUANT TO 1264.07 OF THE VILLAGE CODE  
Regarding: ZBA Case 2023-02: 20 Huntleigh Road**

*Text from the Village Code is provided in "Cambria" 12-point font and staff findings are provided in "Courier New" 11-point font.*

**1264.07 REPORT OF FINDINGS.**

The Zoning Board of Appeals shall report its findings and recommendations in writing to Council within thirty days from the conclusion of the public hearing. In considering all proposed variances to this Zoning Code, the Board 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:

**(a) 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: There are multiple "unusual physical conditions" for the subject property. First, the property size (0.705 acres) is less than 1 acre. The applicable zoning setbacks for R-1-A zoned properties are intended for lots of 1 acre or more in size. In addition, the property is unusual in that three of the four sides of the property have frontage along a street, resulting in one front yard and two corner side yards (whereas typical corner lots have one front yard but only one corner side yard). Per Code the corner side yard setback is 50', resulting in a total of 100' of corner side yard setbacks on the property. Having two corner yards on the property results in an unusual amount of setbacks to apply to a property. In addition, there are two honey locust trees located at the northern corner of the property. The critical root zones of these trees encroach into the "buildable area" of the property (the area within the front, rear, and two corner setbacks; in which an addition could be built without a variance). The substandard lot size and triple roadway frontage are clearly unusual physical conditions, and the specimen trees are worthy of preservation. None of these conditions were created by the applicant.

One reason why zoning regulations typically treat corner side yard setbacks differently than interior side yards (side yards next to a neighboring property's side yard) is that corner yards may be adjacent to the front yard of a neighboring property. In some instances, corner side yards may be referred to as "alternative front yards". In this

instance, however, the proposed variance is to the corner yard that is not adjacent to neighboring front yards, rather it is adjacent to neighboring rear yards. Finally, the existing home is angled on the property, which further complicates building an addition on the property.

**(b) 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 construction of the building addition would be permanent and therefore not serve any temporary convenience. The proposed location of the addition acts as an additional barrier off of Wolf Road, allowing for increased privacy and a potential reduction in noise and light. The unusual physical conditions of the site create difficulties with further development on the site. Setback lines are parallel to lot lines; but the existing home is at an angle on the property. This results in an unusually shaped "buildable area". The buildable area is also further reduced in size due to efforts to keep development from encroaching into the critical root zones of the trees in the northerly portion of the buildable area that were mentioned previously. The angle of the home, the multiple corner setbacks, the substandard lot size, and critical root zones all impact how development can occur on the property and consideration of alternative development plans.

**(c) 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: The proposed variance for the addition to an existing single-family residence will not alter the essential character of the neighborhood. The proposed work complies with all other applicable zoning regulations, such as building height, other setbacks, and lot coverage requirements. As such, the proposed work should not have a negative impact as to scale and open space in the area.

In addition, 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) [see below]* in regard to the requested variation. Such findings of fact shall be incorporated in the written report to Council.

The Zoning Board of Appeals may recommend certain limited conditions on the development subject to the variance that are necessary or appropriate to reduce the impact or injurious effect of said variance and to better carry out the general intent of the Village regulations.

**1260.05(b) (1-6):**

(1) 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 use is in keeping with residential use.

(2) 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 variance, the proposed development is in conformance with the requirements of the R-1-A zone.

(3) 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.

(4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the date the property was placed in its present zoning classification;

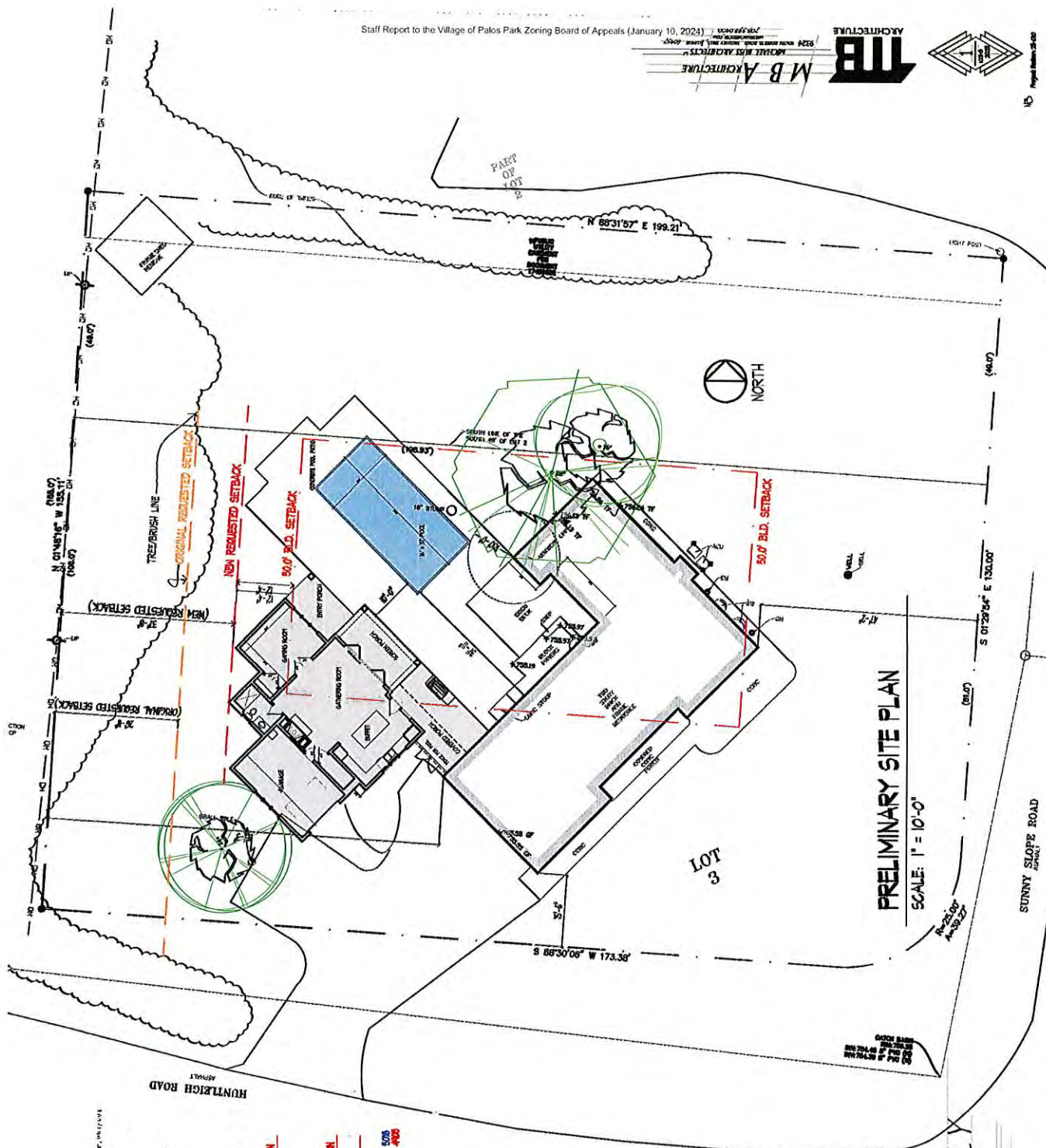
Finding: The proposed development is consistent with the residential trend of development in the surrounding area.

(5) Proposed uses of property within the general area of the property in question as represented on the Village Comprehensive Plan;

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

(6) 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 subject property is surrounded by other properties also zoned R-1-A.



**PALOS PARK FLOOR AREA RATIO CALCULATION**

- Date: \_\_\_\_\_ Address: 20 HUNBLEIGH ROAD
1. LOT AREA: 5088.1 s.f.
  2. BASEMENT: N.A. s.f.  
(One-half or more of the floor to ceiling height is above the average grade of the dwelling)
  3. FIRST FLOOR: 1720 s.f.
  4. SECOND FLOOR: 1856 s.f.
  5. ATTIC/HOUSE: N.A. s.f.
  6. GARAGE (HOUSE): 656 s.f.
  7. GARAGE/ATTIC: N.A. s.f.
  8. TOTAL HOUSE/GARAGE/ATTIC AREA: 5432 s.f.  
1720 + 1856 + 656 + 0 + 0 = 5432 s.f.
  9. ALLOWABLE GROSS FLOOR AREA: 5787 s.f.  
Example: (1/2 ACRES TO ACRE = 222) 30667 X .22 = 6757 S.F.
  10. ALLOWABLE BUILDING COVERAGE: 6573 s.f.  
Example:  
Lot Area 5088.1 s.f.  
30667 X .12 = 6573 s.f.
- 1/2 acre or less 25%, over 1/2 acre to 2 acres 20%, over 2 acres 15.0%  
 1/4 acre or less 750 s.f., over 1/4 acre but less than 1 acre 400 s.f.  
 1 acre = 43,560 s.f.

Site Plan for  
**THE CONWAY FAMILY**  
 20 Huntleigh Road Palos Park, IL

November 6, 2023

TO: Mr. Mark Herman

From: Nancy Mattson

Palos Park Zoning Board

9 Old Timber Lane, Palos Park

Mr. Herman,

I am writing regarding the variance request ZBA CASE 2023-02, to permit the construction of an attached pool house and swimming pool at 20 Huntleigh Road in Palos Park, IL. Unfortunately, I am unable to attend the zoning board meeting on 11/08, so I must express my thoughts via this letter.

With due respect to my neighbors who are making this request, I have reservations concerning the variance. While I have great respect for the rights of owners to improve their properties, and indeed I do not object in principle to the construction of a pool and pool house, in practice, I fear such a structure would not be appropriate in this neighborhood.

A pool house does not fit the character of the Huntleigh Woods subdivision, considering the lots for each property here are approximately an acre. A pool house of the intended size—one which requires a variance to fit within the lot—strikes me as a structure more befitting a considerably larger parcel of land, such as some of the properties on Old Creek Road, which indeed do have pool houses. However, unlike those properties, a pool house crowded into a property in Huntleigh Woods has the potential to be a blight rather than add value to the overall character of the subdivision.

I am concerned, also, of the potential “slippery slope” of this variance. Allowing this variance sets a precedent that could lead to future variances that will unalterably affect the aesthetic that the land use rules of Palos Park were established to preserve. We are a village built within and surrounded by nature. Crowding the lots with more and more structures will degrade that experience and lower property values, eliminating the very character that makes Palos Park such a highly desirable village.

It is difficult to state these objections as I have great respect and affection for my neighbors, yet that is also the very reason that I do state these objections: to preserve the character of the neighborhood for future neighbors.

Thank you,



Nancy Mattson  
9 Old Timber Lane  
Palos Park IL 60464

November 6, 2023

2 pages

TO: Mr. Mark Herman  
Palos Park Zoning Board

From: Alison Rush  
12 Old Timber Lane, Palos Park

Below is a letter I would like to have read at the 11/8/2023 Zoning Board meeting where the following agenda item is being discussed:

. ZBA CASE 2023-02: An application has been filed requesting a variation from the requirements of Section 1268.02(f) Side Yards to permit the construction of an attached pool house and swimming pool. Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 26.92 feet. The subject property is commonly known as 20 Huntleigh Road in Palos Park, IL.

I am a neighbor within the Huntleigh Woods subdivision where the above property is located. I would like to provide my thoughts on why the village zoning board should reject this request for variance.

- Zoning Regulations and Land Use rules exist for Palos Park to ensure that properties are used in a way that is consistent with the overall character and purpose of the area. I moved to this village because of how open and natural the area is and the beauty that exists with that open space. This particular variance would grossly go against the beauty of openness in this village. The request is not just asking for a couple feet variance, but asking for the village to reduce their zoning corner side yard setback requirement by almost half! Personally, I don't want to see this village turn into something that looks like a city setting where buildings are packed on property and open space is lost. This property simply doesn't have the room for the plans on the table.
- Setting of precedence: If this variance is approved, then the village would set a precedent for all other property owners within the village to do the same. This would substantially reduce property values within the village.
- This property variance would be an eyesore and visual distraction to the rest of the subdivision. All existing homes are set back with nice front and side yards. This variance would place a building super close to the road which doesn't fit with the rest of the subdivision and the village as a whole.

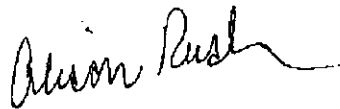
- The variance requested is not due to any type of hardship for the family. When these folks purchased the property a few years ago, they knew how the house was situated and the available room for any future improvements they were planning. If they wanted a pool and pool house, perhaps they should have looked for a larger lot which would accommodate such plans without going against zoning ordinances. If they were unaware of setback rules, that is on them for not doing their due diligence prior to purchase.
- I also have concerns as to the long-term use of the pool house in question. Perhaps today, it would be used as a pool house. What is to stop the family from then using the building down the road for rental to someone or for it to be used for Nanny quarters, etc. making it into a multi family property which I believe is not allowed in the village.
- This particular property already has water issues which spurred the prior owners to build a small berm/ditch across the front of the property to prevent water collecting in the basement. Adding another building to that property could cause even more water issues not just for their property, but for the surrounding properties.

Based on the above reasons, I want to provide my vote for denying this variance as a village resident, and I ask the village zoning board to reject this variance.

Thank you for reading this letter at the 11/8/2023 zoning meeting and taking my comments into consideration as you make your decision.

Sincerely,

Alison Rush



12 Old Timber Lane

Palos Park IL 60464



**TO:** Village of Palos Park Zoning Board of Appeals  
**HEARING DATE:** November 8, 2023 at 7:30pm  
**FROM:** Building Department  
**SUBJECT:** Staff Report

**PROJECT INFORMATION**

**ZBA CASE 2023-02:** An application has been filed requesting a variation from the requirements of Section 1268.02(f) Side Yards to permit the construction of an attached pool house (along with a swimming pool). Where the required corner side yard setback is 50 feet, the applicant is proposing a corner side yard setback of 26.92 feet. The subject property is commonly known as 20 Huntleigh Road in Palos Park, IL.



**APPLICANT INFORMATION**

**PROPERTY OWNER AND APPLICANT:** David Conway  
 20 Huntleigh Road  
 Palos Park, IL 60464

**PROPERTY INFORMATION**

<b>PROPERTY SIZE:</b> 30,689.7 sf	<b>EXISTING ZONING:</b> R-1-A One Family Dwelling District	<b>SURROUNDING ZONING AND LAND USES:</b> North: R-1-A One Family Dwelling District, Single Family Residence South: R-1-A One Family Dwelling District, Single Family Residence East: R-1-A One Family Dwelling District, Single Family Residence West: R-1-A One Family Dwelling District, Single Family Residence	<b>COMPREHENSIVE PLAN LAND USE DESIGNATION:</b> Low Density Single-Family Residential
<b>ADDRESS:</b> 20 Huntleigh Road	<b>EXISTING LAND USE:</b> Single-Family Residential		
<b>PIN:</b> 23-29-303-005-0000			

**PUBLIC COMMENT:** Staff has received one inquiry regarding the application.

**BACKGROUND**

The subject property, commonly known as 20 Huntleigh Road, is zoned R-1-A Single Family Residential and is currently improved with a single-family residence. The applicant proposes to construct a pool house (and pool) on the subject property. The pool house is to be connected to the existing home via a covered porch, resulting in the pool house being considered an addition to the existing home per Section 1260.08(1a) of the Code (“...or where an accessory building is attached to the main building in a substantial manner, as by a roof, such accessory building shall be counted as part of the main building”). The proposed addition includes a single-car garage, a screened porch, a gathering room, buffet area (kitchen), a bathroom, and a gaming room.

The subject property is unique in that three of the four sides of the property front a street (Huntleigh to the south, Sunnyslope to the east, and Wolf to the west). Since the home generally faces south, has vehicular access from the south, and is addressed to Huntleigh Road; the south property line is considered the front yard. Per Section 1260.08(55) of the Code, both the property lines off of Sunnyslope and Wolf are considered corner side yards (“Corner lot means a parcel of land situated at the intersection of any combination of two or more streets...”). The proposed addition is 26.92’ from the west (Wolf Road) property line, encroaching into the 50’ corner yard by 23.08’. As shown in Table 1, below, the proposal complies with other applicable zoning requirements.

	Requirement	Proposed
Lot Size	43,560 sf (1 ac)	30,689.7 sf (.705 ac)
Lot Width	150 feet	~199 feet
Setbacks/Yards		
Front (average of block)	15.5 feet	15.5 feet (existing home) 25.167 feet
<b>Corner Side</b>	<b>50 feet</b>	47.167 feet to east (existing home) <b>26.92 feet to west (proposed addition)</b>
Side (greater of 15% or 15')	~29.85'	N/A
Rear	50 feet	58.75 feet (existing home)
Total Side Yard	30 feet	74.08 feet
Side Load Garage Setback	30 feet	N/A
Floor Area Ratio (varies based on lot size)	22%	16%
Lot (Building) Coverage	20%	13%
Dwelling Size	2,200 sf minimum	5,289 sf

Table 1: Summary of Proposal with Applicable Zoning Requirements as it pertains to proposed development. Proposed variances are highlighted in yellow. Items that comply with the Code are not highlighted.

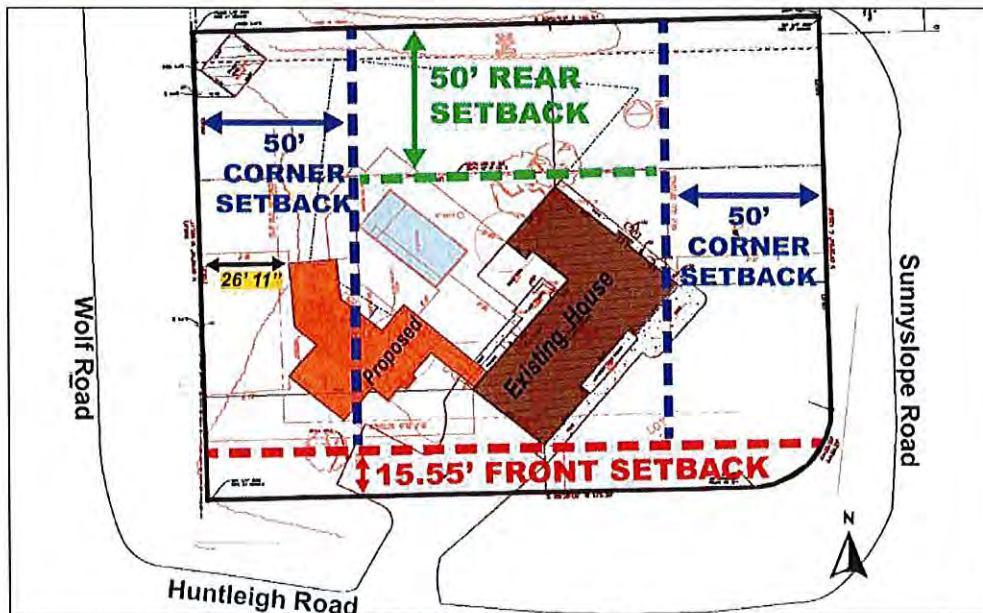


Figure 1: Required Setbacks (north is to the top)

### **REQUIRED FINDINGS OF FACT FOR VARIATIONS**

The Village Code *requires* that the Zoning Board of Appeals shall make a findings of fact regarding proposed variance(s) [Section 1264.07]. The entirety of these standards, with staff findings of fact and analysis, are attached to this staff report as **Exhibit 1: REPORT OF FINDINGS**.

### **PUBLIC NOTICE**

The Public Hearing notice was published in *The Daily Southtown* on October 20, 2023, in accordance with the Village Zoning Ordinance. At that time 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.

### **STAFF RECOMMENDATION**

The staff has reviewed the application and recommends *approval* of the requested variances.

### **RECOMMENDED MOTION**

Concurring with the findings of fact as contained in **Exhibit 1: Report of Findings**, I move to recommend that the Village Council approve the requested 26.92' corner side yard setback, instead of the required 50' corner side yard setback; as required by Section 1268.02(f) of the Palos Park Village Code; to allow the construction of an addition to an existing single-family residence on the property commonly known as 20 Huntleigh Road.

*Please note that if the Zoning Board of Appeals desires to make a recommendation to deny the request, the motion should include **specific Findings of Fact** by the Zoning Board of Appeals as to the deficiencies of the requested variance(s) as to the standards set in **Section 1264.07** of the Village Code.*

### **EXHIBITS:**

1. Report of Findings (with staff findings)
2. Aerial Map
3. Zoning Map
4. Topographic Map
5. Staff Photographs of Subject Property
6. Applicant Submittals
  - a. Cover Letter
  - b. Application and Variance Hardship Criteria
  - c. Plans

**VILLAGE OF PALOS PARK – ZONING BOARD OF APPEALS REPORT OF FINDINGS FOR  
VARIANCE REQUESTS PURSUANT TO 1264.07 OF THE VILLAGE CODE  
Regarding: ZBA Case 2023-02: 20 Huntleigh Road**

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**1264.07 REPORT OF FINDINGS.**

The Zoning Board of Appeals shall report its findings and recommendations in writing to Council within thirty days from the conclusion of the public hearing. In considering all proposed variances to this Zoning Code, the Board 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:

**(a) 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: There are multiple "unusual physical conditions" for the subject property: the property size (0.705 acres) is less than 1 acre. The applicable zoning setbacks for R-1-A zoned properties are intended for lots of 1 acre or more in size. In addition, the property is unusual in that three of the four sides of the property have frontage along a street, resulting in one front yard and two corner side yards (whereas typical corner lots have one front yard but only one corner side yard). None of these conditions were created by the applicant. Per Code the corner side yard setback is 50', resulting in a total of 100' of corner side yard setbacks on the property. Having two corner yards on the property results in an unusual amount of setbacks to apply to a property. In addition, the existing home is angled on the property, which further complicates building an addition on the property.

**(b) 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 construction of the building addition would be permanent and therefore not serve any temporary convenience. The proposed location

of the pool house addition acts as an additional barrier off of Wolf Road, allowing for increased privacy and a potential reduction in noise and light. Alternative designs might may result in encroachment into the rear setback and/or potential impact to additional trees on the property.

**(c) 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: The proposed variance for the addition to an existing single-family residence will not alter the essential character and scale of the neighborhood.

In addition, 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) [see below]* in regard to the requested variation. Such findings of fact shall be incorporated in the written report to Council.

The Zoning Board of Appeals may recommend certain limited conditions on the development subject to the variance that are necessary or appropriate to reduce the impact or injurious effect of said variance and to better carry out the general intent of the Village regulations.

**1260.05(b) (1-6):**

(1) 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 use is in keeping with residential use.

(2) 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 variance, the proposed development is in conformance with the requirements of the R-1-A zone.

(3) 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.

(4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the date the property was placed in its present zoning classification;

Finding: The proposed development is consistent with the residential trend of development in the surrounding area.

(5) Proposed uses of property within the general area of the property in question as represented on the Village Comprehensive Plan;

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

(6) 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 subject property is surrounded by other properties also zoned R-1-A.



Village of Palos Park GIS

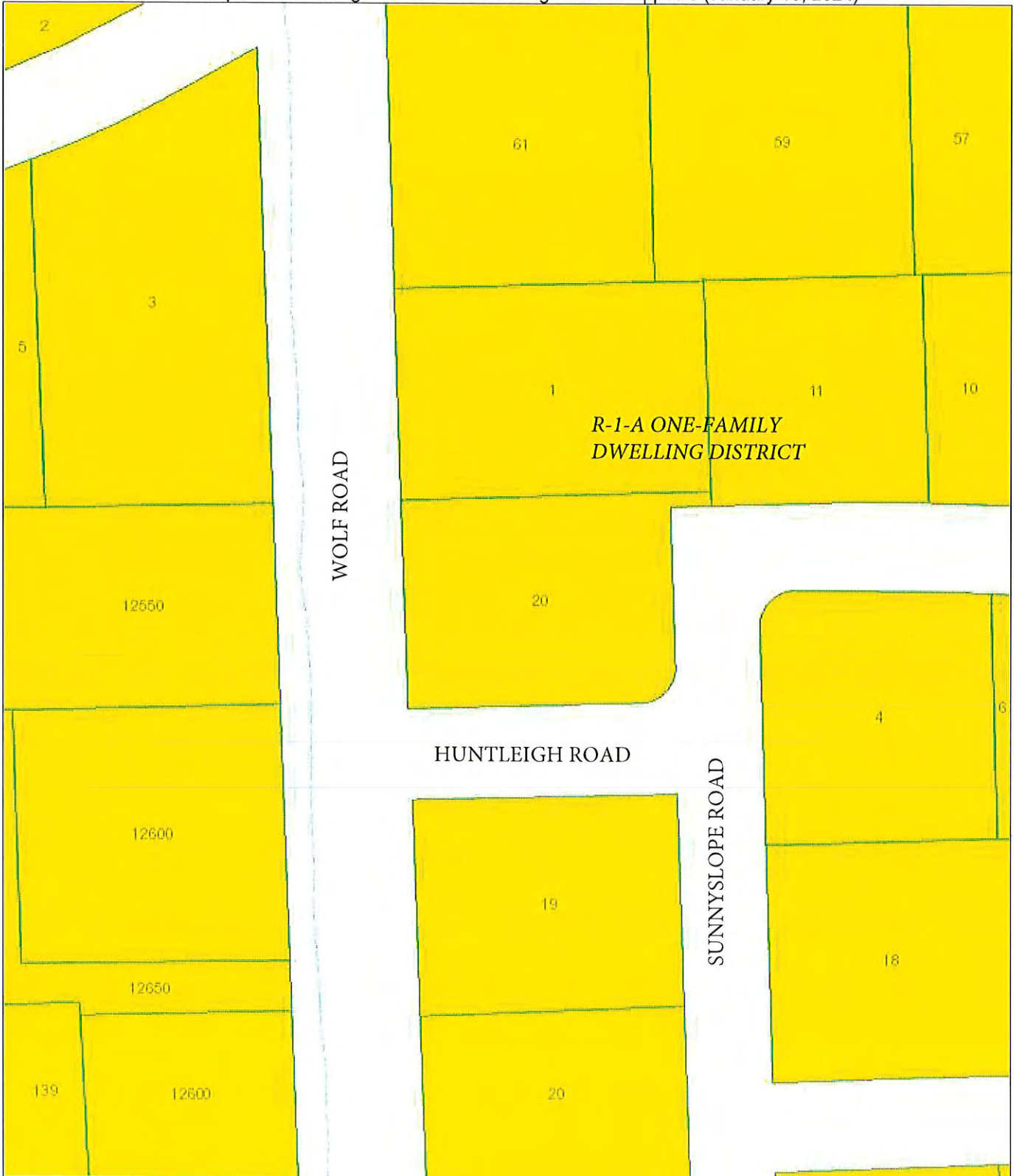


VILLAGE OF PALOS PARK  
8999 West 123rd Street  
Palos Park, IL 60464  
(708) 671-3700

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: 10/30/2023



Village of Palos Park GIS

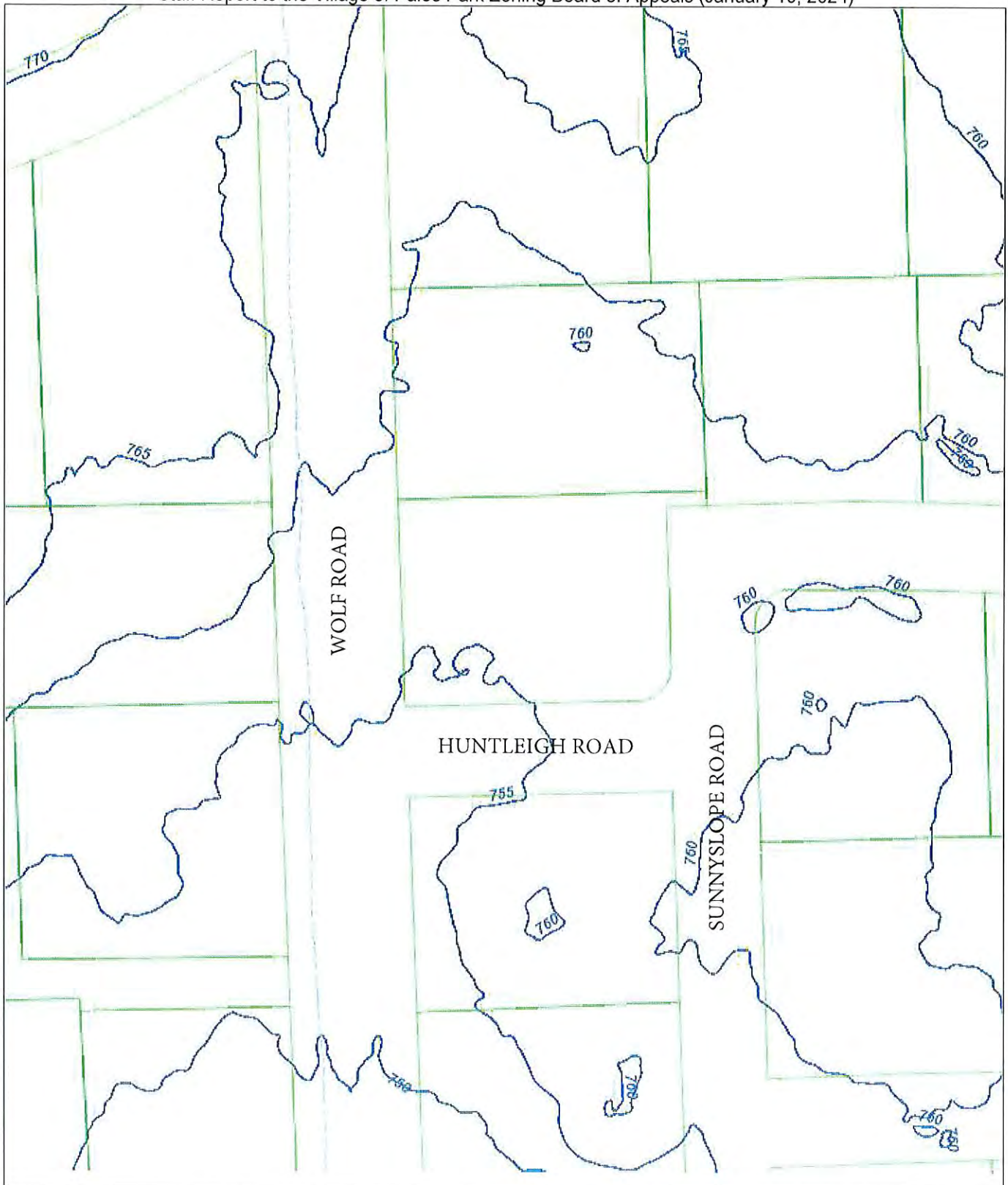


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SCALE: 1" = 100'

VILLAGE OF PALOS PARK

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

Print Date: 10/30/2023







October 6, 2023

To: Mark Herman  
Director of Community Development  
Village of Palos Park

Mark,

On behalf of the owners attached find the variance application submittal for 20 Huntleigh Rd.

Included are the following:

- Application
- Proof of ownership
- Elevations
- Palos Park FAR calculation chart
- Site plan
- Plat of survey
- Tree inventory

The owners are seeking a variance to the building setbacks for their house located at 20 Huntleigh Road, so they can add a pool house and built-in swimming pool for their family. The house is a corner lot surrounded by Huntleigh Road, Sunny Slope, and Wolf Roads. The only access being from Huntleigh (see site plan). The house was placed at an angle pointing towards the corner intersection of Huntleigh and Sunny Slope. The setback are less than the required by the zoning code, with the Huntleigh setback being only 15'-6". The required setbacks are 50'-0" for corner lots and the results would require a 50'-0" setback from all property lines. The placement of the pool house and pool within these setbacks is less than desirable.

The placement we are proposing would reduce the setbacks as follows. The Huntleigh road side would be 25'-2", Wolf Road at 26'-11" and no changes to either the Sunny Slope side or the rear yard setback. The home sits at the entry to the subdivision, and this variance will serve to improve the security and privacy to the lot as well as limiting the noise pollution from the traffic on Wolf Road. The Wolf road side has dense scrub and brush, with some trees, providing a barrier to the road. Our proposed plans keep this area intact. There is 1 tree (#6) located in the new addition area. The remaining, with proper protection, should not be an issue.

Regarding the F.A.R. and lot coverage, neither will exceed the required maximums.

The overall building height is well within the zoning requirements.

Regards,

Michael Buss

Community Development Department  
8999 West 123<sup>rd</sup> Street  
Palos Park, IL60464  
Phone: 708-671-3700  
Fax: 708-448-9542  
E-mail: [permits@palospark.org](mailto:permits@palospark.org)  
Web: [www.palospark.org](http://www.palospark.org)



Applic. Date: \_\_\_\_\_  
File #: \_\_\_\_\_  
Fee: \_\_\_\_\_

## Application for Zoning Board of Appeals

1. Applicant David Conway Daytime Phone \_\_\_\_\_

Mailing Address 20 Huntleigh Rd Email Address: david@conwaytax.com

2. Owner(s) of Record David Conway and Colleen Delaney Daytime Phone 708-598-0400

Mailing Address 20 Huntleigh Rd

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 20 Huntleigh Rd

5. Permanent Index Number(s) of Subject Property 23-29-303-005-0000

6. Present Zoning Classification R-1-A Proposed Zoning Classification (if applicable) \_\_\_\_\_

7. Zoning Designations and Uses of properties to the North R-1 A lot South Huntleigh Rd Easement

East Sunny Slope Rd Easement West Wolf Rd Easement

8. Current Use Single Family Proposed Use (if applicable) \_\_\_\_\_

9. Lot Square Footage 30,689.7 Building Square Footage -Current 3,732 Proposed 1,686

10. Explanation of Relief requested - I wish to add onto my home as well as adding a pool. Due to the improper placement of the home when it was built, the front and side yard setback requirements can not be met.

11. Ordinance Section seeking Relief from: 1268.02 R-1-A (E) Front Yard 1268.02 (F) Side Yards

### 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.

  
Applicant Signature

10/5/2023  
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.

PLEASE EMAIL COMPLETE APPLICATION TO: [permits@palospark.org](mailto:permits@palospark.org)

## VARIANCE HARDSHIP CRITERIA

The following criteria (Village Code Section 1264.07) are used by the Village to help determine if property conditions are hardships that are sufficient to grant a zoning variance.

### A. Site Conditions

1. What are the unusual physical conditions of the site; such as size, shape, slope, or other natural or manmade features; that make it a substantial burden to use the property or develop the property? \_\_\_  
The site is a corner lot of approximately 30,689.7 s.f. fronted on 3 sides by streets (Huntleigh, Wolf and Sunny Slope). Assuming the front yard is Huntleigh and Wolf road and Sunny Slope are corner side yards which gives this particular lot 50'-0" setbacks on the front, side, and rear yards. The existing house was also placed closer to Huntleigh Road and Sunny Slope than the current setbacks allow as well as being placed on a severe angle relative to the corner roads. Maintaining a 50'-0" setback when the existing house is 15'-7" creates an extreme hardship on this particular lot, and limits the amount of improvements that can be made. \_\_\_\_\_
  - 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? \_\_YES\_\_\_\_\_

### B. Development Design

1. Would the variation serve only the temporary social or personal convenience of the occupant? \_\_\_ The home sits at the entry to the subdivision, and this variance will serve to improve the security and privacy to the lot as well as limiting the noise pollution from the traffic on wolf road.  
\_\_\_\_\_
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. \_\_\_ Due to the current conditions on this lot relocating the addition and pool will create other variances. \_\_\_\_\_
  - A. Is this other design similar to other development in the neighborhood? \_\_not that I can locate. \_\_\_\_\_

**C. Community Impact**

1. Would the proposed development with the variance alter the essential character, scale, intensity, and open space patterns in the area?

\_\_\_The development of this lot will improve the character of the neighborhood and is not outside of the scale, intensity or open space patterns of the area. It fits into the F.A.R. ratio and lot coverage allowances for this lot and zoning \_\_\_\_\_

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?

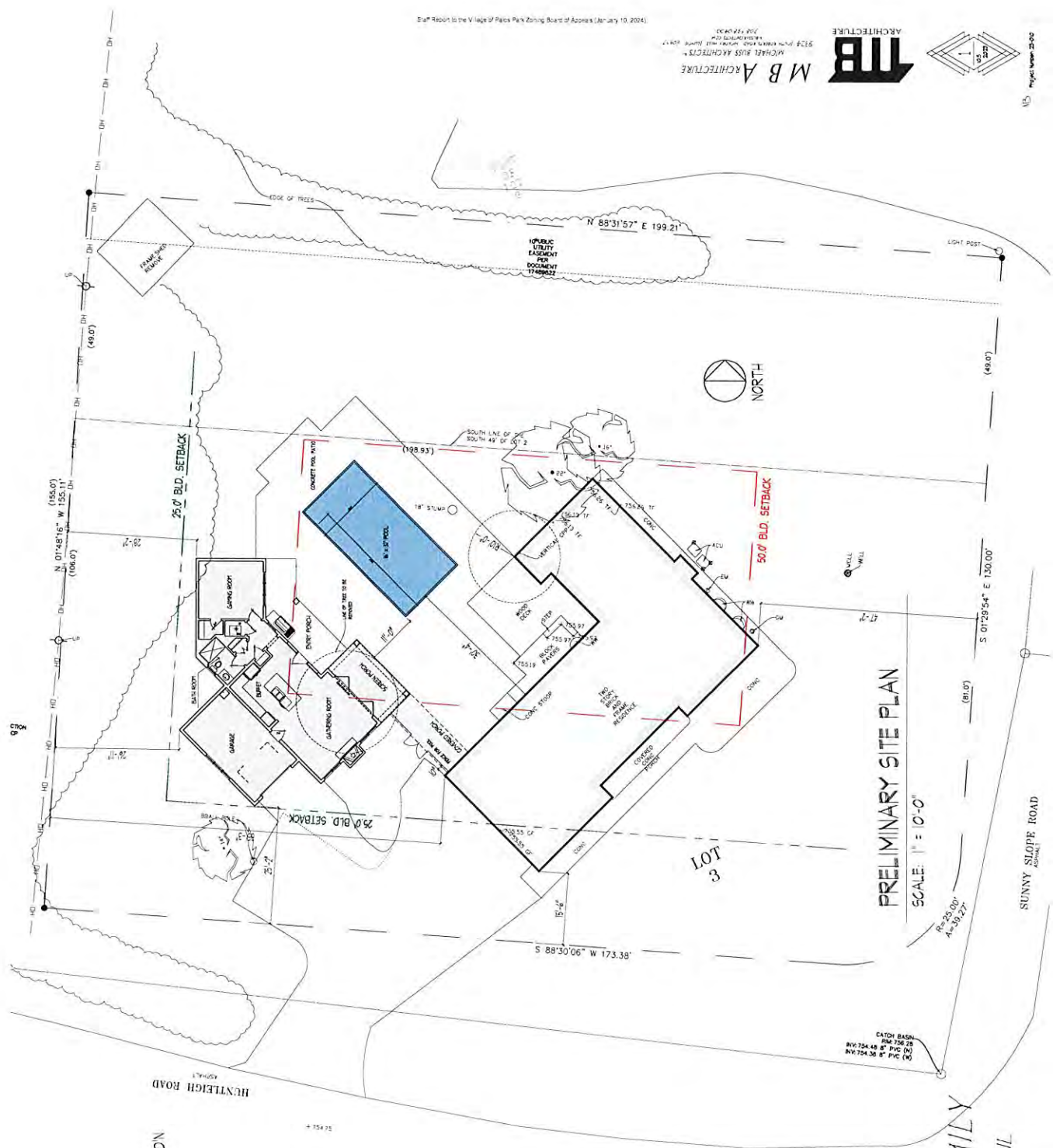
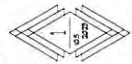
\_\_\_YES\_\_\_\_\_

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\_\_\_\_\_



ZONING DISTRICT	REQUIRED	PROPOSED ADDN
R-1-A		
LOT SIZE MINIMUM	43560 S.F.	ACTUAL 30689.7 S.F.
YARDS		
FRONT	50'-0"	ACTUAL 15'-6" HUNBLEIGH
SIDE INT	50'-0"	47'-2" SUNNYSLOPE N.A.
SIDE OPP	50'-0"	85'-3" WOLF 26'-11"
REAR	50'-0"	58'-9" N.A.
BUILDING HT ADDITION	25'-0" TO MEAN	ACTUAL 22'-4"
F.A.R.	(1/3 ACRES TO ACRE = 22%) 30,689.7 X .22 = 6,751.7 S.F.	ACTUAL 5018 S.F.
LOT COVERAGE	30689.7 X .2 = 6,137.94	ACTUAL 4062

Site Plan for:  
**THE CONWAY FAMILY**  
 20 Huntleigh Road  
 Palos Park, IL

PRELIMINARY SITE PLAN  
 SCALE: 1" = 10'-0"

SUNNY SLOPE ROAD

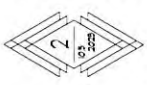
HUNBLEIGH ROAD

LOT 3

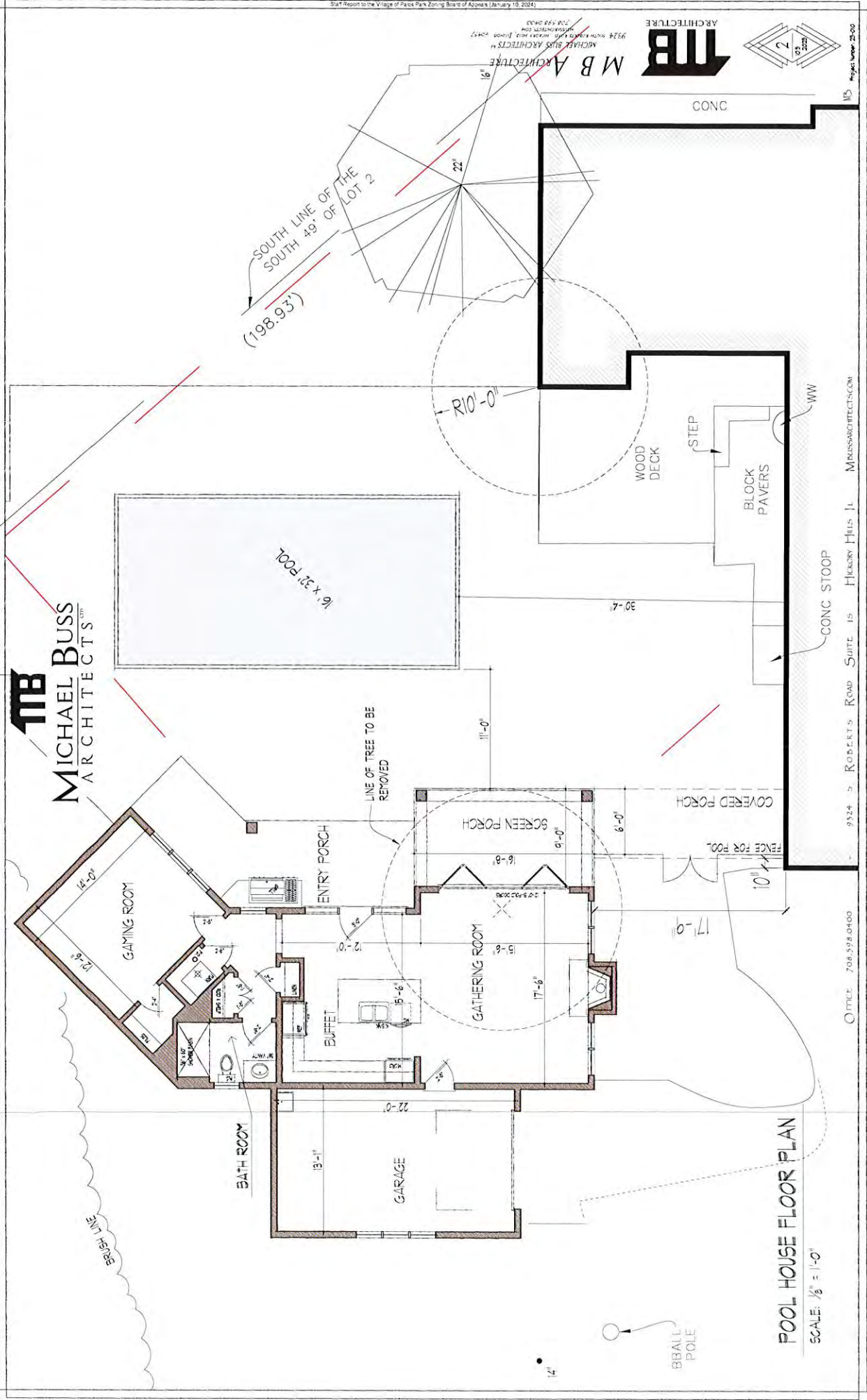


CATCH BASIN  
 8" PVC (2)  
 18" DIA. 48" PVC (2)  
 18" DIA. 36" PVC (2)

M B ARCHITECTS  
9324 Northway Lane  
Palis Park, NY 10964  
708.595.0400



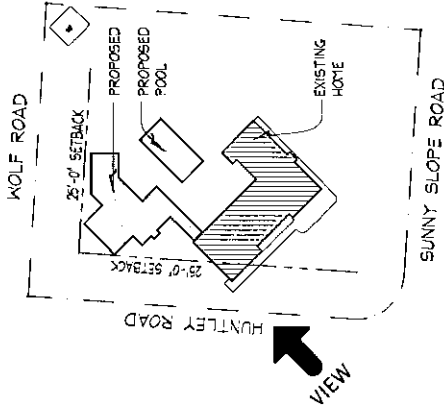
Project Name: 25-00



**M B**  
**MICHAEL BUSS**  
ARCHITECTS

**POOL HOUSE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

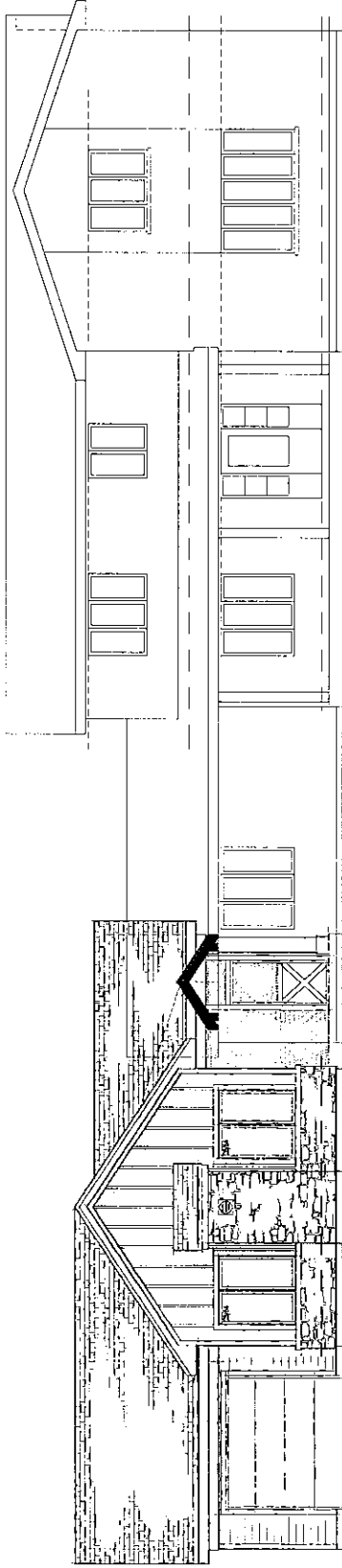
9324 S ROBERTS ROAD SUITE 115 HICKORY HILLS JL MASSA ARCHITECT.COM  
OFFICE 708.595.0400



**SITE PLAN LEGEND**  
 NO SCALE

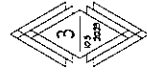


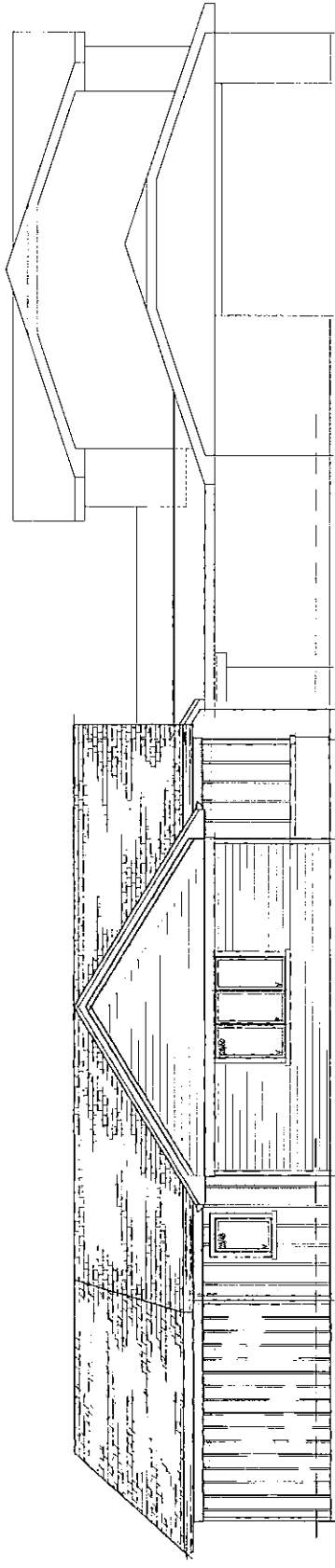
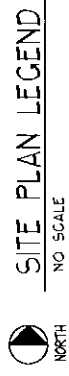
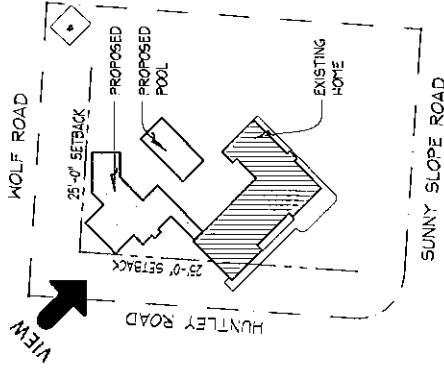
PROPOSED  
 EXISTING HOME



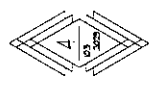
**POOL HOUSE ELEVATION**

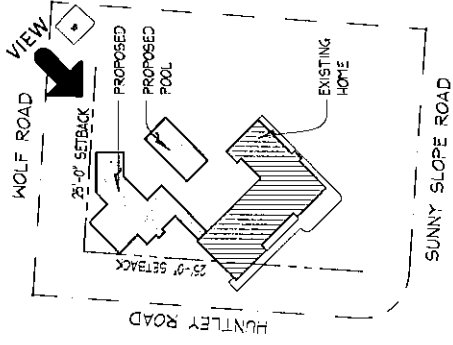
SCALE: 1/8" = 1'-0"



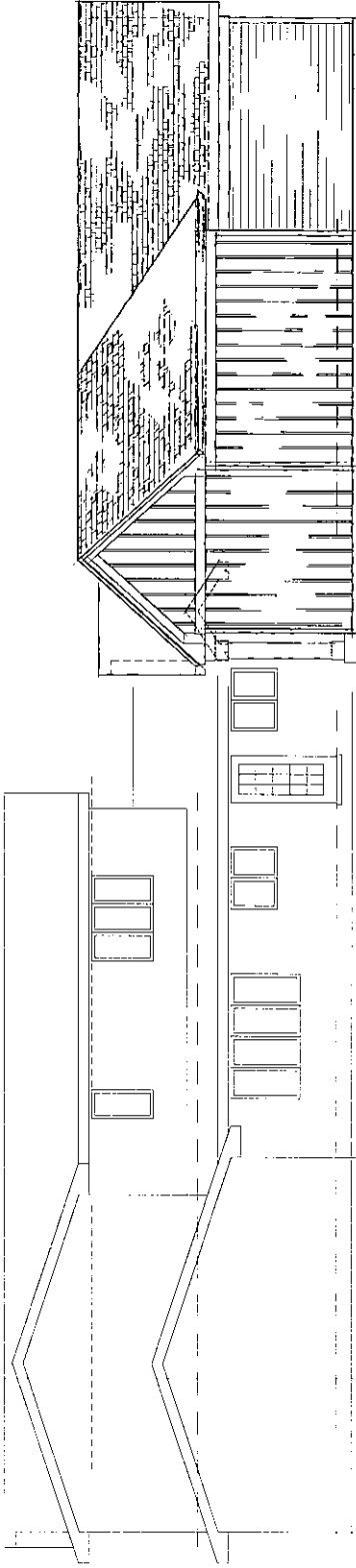


**POOL HOUSE ELEVATION**  
 SCALE: 1/8" = 1'-0"





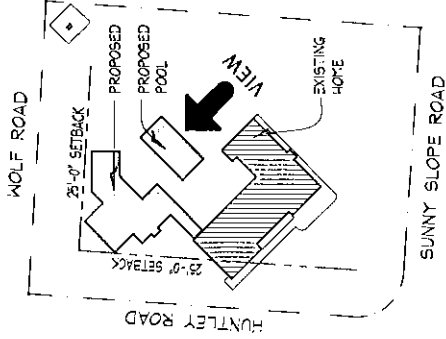
**SITE PLAN LEGEND**  
 NO SCALE



**POOL HOUSE ELEVATION**

SCALE: 1/8" = 1'-0"



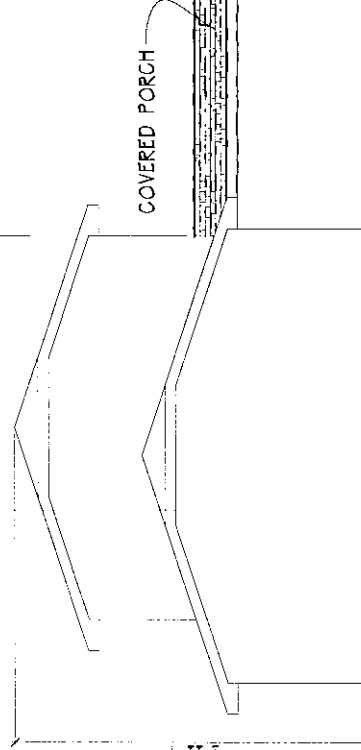


**SITE PLAN LEGEND**  
 NO SCALE

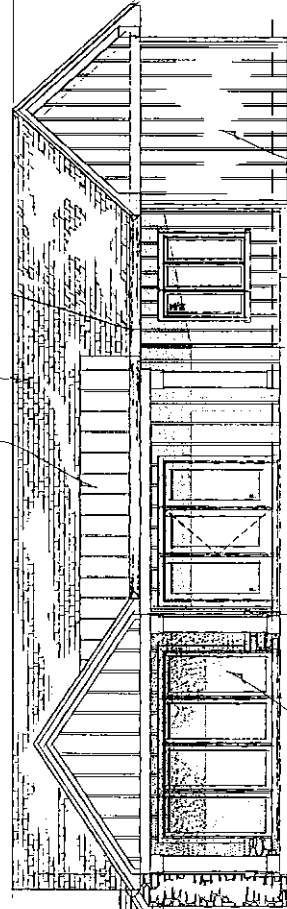


EXISTING HOME

PROPOSED

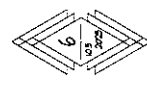


ASPHALT ROOF  
 METAL ROOF



**POOL HOUSE ELEVATION**

SCALE: 1/8" = 1'-0"



# PALOS PARK FLOOR AREA RATIO CALCULATION

Staff Report to the Village of Palos Park Zoning Board of Appeals (January 10, 2024)

Date: \_\_\_\_\_ Address: 20 HUNTLEIGH ROAD

1. LOT AREA: 30689.7 s.f.

2. BASEMENT: N.A. s.f.

( ) (One-half or more of the floor to ceiling height is above the average grade of the dwelling).

3. FIRST FLOOR: 1720 s.f. + 907 ADDITION

4. SECOND FLOOR: 1356 s.f.

5. ATTIC (HOUSE): N.A. s.f.

6. GARAGE (HOUSE): 656 s.f. + 315 ADDITION

7. GARAGE (ATTIC): N.A. s.f. + 464 PORCH

8. TOTAL (House/Garage/Attic) AREA: 5289 s.f.

$$\underline{1720} + \underline{1356} + \underline{656} + \underline{907} + \underline{315} + \underline{464} = \underline{5418} - \underline{(400)}^{**} = 5018$$

9. ALLOWABLE GROSS FLOOR AREA: 6751.7 s.f.

Formula:  $(\frac{1}{2} \text{ ACRES TO ACRE} = 22\%) 30689.7 \times .22 = 6751.7 \text{ S.F}$

( ) x ( ) \* = \_\_\_\_\_  
Lot Area

10. ALLOWABLE BUILDING COVERAGE: 6137.9 s.f.

Formula:

( 30689.7 ) x 2 = 6137.9 s.f.  
Lot Area

\*  $\frac{1}{2}$  acre or less 23%, over  $\frac{1}{2}$  acre to 2 acres 22%, over 2 acres 21.5%

\*\*  $\frac{1}{2}$  acre or less 750 s.f., over  $\frac{1}{2}$  acre but less than 1 acre 400 s.f.

1 acre = 43,560 s.f.





Staff Report to the Village of Palos Park Zoning Board of Appeals (January 10, 2024)  
**WOLF RD**



Tree #	Size (in.)	Scientific Name	Common Name	Condition
1	6	Acer saccharum	Sugar Maple	Good
2	16	Acer saccharum	Sugar Maple	Fair
3	30	Quercus palustris	Pin Oak	Good
4	16	Gleditsia triacanthos	Honey Locust	Good
5	15	Acer rubrum	Red Maple	Fair
6	26	Acer saccharum	Silver Maple	Good
7	20	Gleditsia triacanthos	Honey Locust	Good
8	9	Morus alba	White Mulberry	Good
9	8	Gleditsia triacanthos	Honey Locust	Good
10	7	Morus alba	White Mulberry	Good
11	23	Ulmus americana	American Elm	Good
12	15	Morus alba	White Mulberry	Good
13	24	Populus deltoides	Eastern Cottonwood	Good
14	6	Ulmus americana	American Elm	Good
15	10	Ulmus americana	American Elm	Good
16	9	Ulmus americana	American Elm	Good
17	10	Ulmus americana	American Elm	Good

**EXHIBIT 1**  
**TREE**  
**INVENTORY**  
**20 HUNBLEIGH RD**  
**PALOS PARK, IL.**

**Legend**

- Parcels
- Tree Root Buffer

**Trees**

- Good
- Fair

North arrow pointing up.

**ENGINEERING RESOURCE ASSOCIATES**

1 inch = 30 feet

Scale bar: 0 5 10 20 30 40 Feet



**Village Council**  
*Mayor Nicole Milovich-Walters*  
*Village Clerk Marie Arrigoni*  
*Commissioner G. Darryl Reed*  
*Commissioner Dan Polk*  
*Commissioner Mike Wade*  
*Commissioner Rebecca Petan*

Meeting of: April 8, 2024	6:30 PM	Kaptur Administrative Center
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**AGENDA MATTER:**

Approve the proposal from U.S. Tennis Court Construction for the full replacement of playing surfaces, equipment, and fencing at the Village Green tennis courts and outdoor ½ court basketball area.

**BACKGROUND/HISTORY:**

Village staff began looking for companies and price proposals in spring 2023 to complete a comprehensive renovation project at the Village Green. The project aims to enhance the Village’s main outdoor recreational facility area by addressing the deteriorating conditions of the existing tennis courts and basketball area. Proposals were sought following a thorough condition assessment; it was determined that the condition of the tennis courts and basketball area at the Village Green necessitated more than minor repairs. A full replacement was deemed necessary to address the extent of deterioration and ensure the long-term viability of these recreational facilities.

Following the assessment, the Village invited companies to submit proposals for the project. Over the months of May to November 2023, three proposals were received from contractors. U.S. Tennis Court Construction emerged as the lowest price proposal, presenting a proposal that was \$200,000 less than the others received.

The proposal from US Tennis Court Construction Company of Lockport, IL was submitted to the Village for the demolition of the existing tennis courts, ½ court basketball surface, and tennis court fencing; surface preparation; installation of surface reinforcement grid; leveling and placing new 2” surface coat of asphalt, color coat and lining the new surface for one (1) tennis court, two (2) pickleball courts, and the ½ court basketball area; install new posts and nets; install new fencing and a windscreen on the west fence face. The proposal amount is \$224,520 for this project scope. If approved the project can start in June and be finished prior to Autumn In The Park Festival.

Monies for this project have been included in the capital spending plan portion of the Village’s FY 2025 budget.

**STAFF RECOMMENDATION:**

The proposed project represents a significant investment in upgrading the recreational amenities at the Village Green and will enhance the community’s overall recreation experience. With the bid from U.S. Tennis Court Construction offering a good project scope at the most competitive pricing, staff recommends approving the proposal in the amount of \$224,520. This matter was brought to the Recreation Advisory Commission (RAC) during their 2024 Q1 meeting on Tuesday, January 16<sup>th</sup>; the RAC voted unanimously to recommend approval of the Village Council.

**RECOMMENDED MOTION:**

I move to approve the proposal from U.S. Tennis Court Construction Company of Lockport, IL in the amount of \$224,520 for the full replacement of playing surfaces, equipment, and fencing at the Village Green tennis courts and outdoor basketball area.

Repair and Construction

- TENNIS
- BASKETBALL
- PICKLEBALL



PROPOSAL

DATE	QUOTE #
3/1/2024	2024.128

**CUSTOMER**

Village of Palos Parks Department  
 8999 West 123Rd street  
 Palos Park, IL 60464  
 Contact: Stephen DeFalco  
 Phone: 630-391-1040  
 Fax: 0  
 E-Mail: Sdefalco@palosparks.org

**PROJECT**

Palos Park Rec. Center  
 2 tennis courts & 1/2 bball court

Item	Description	Amount
Court Reconstruction base bid	Remove existing tennis nets and posts including in-ground concrete. Backfill and compact. Mill pavement as needed to achieve agreed slope requirements. Haul grindings from site. Open section of fencing for pass through access from tennis to basketball court. Clean and fill any remaining exposed cracks. Apply leveling course HMA. Prime entire surface with SS1-H tack. Apply GlasGrid 8501 to entire surface, overlap seams by no less than 4". Machine apply and compact 2" of surface course hot mix asphalt. Flood test to check for puddles and proper drainage. Re-install chain link fence that was removed for access, provide new posts and hardware as needed to properly secure fencing and rails. Layout, excavate, and set in ground sleeves for 1 tennis net system, 2 pickleball net systems, and for a 4' tall removable divider netting system. Apply 4 coat color coat system and line striping for 2-Pickleball courts, 1 Tennis court, and 1-basketball goal. Furnish and install new divider netting, 1 pair of black premier tennis posts, 1 Tennis net & Strap, 2 sets of Black premier 3" rd pickleball posts, 2 pickleball nets & straps.	\$ 175,690.00
Alternates	ALTERNATES DA-1 Demo fence, & CA-1, Install new fencing per plan. ADD \$46,850.00 CA-2, furnish and install windscreen on west fence ADD \$ 1,980.00	

<b>TERMS:</b> Progressive billing Due upon receipt of invoice	<b>TOTAL Quoted</b>	<b>\$ 175,690.00</b>
	<b>TOTAL ACCEPTED</b>	<b>\$ 224,520</b>

**Please list accepted items before returning**

All work is covered by a one year warranty. All work is to be completed in a workman like manner in accordance with standard practices. Any alteration or deviation from the above outlined description involving extra cost will be executed upon written order and will become an extra charge over and above this estimate. Our employees are completely covered by workmen's compensation insurance. Certified payroll is available upon request.

\*\*\*\*ACCEPTANCE OF PROPOSAL\*\*\*\*

If the quotation is acceptable, please either submit a written purchase order, subcontract agreement, or sign and date this form. The signing of this form is an acknowledgement that the above scope of work, pricing, and conditions are satisfactory and are hereby accepted. And that U.S. Tennis Court Construction Co. is authorized to complete the work as specified. Quote valid for 60 days.

Prepared by: \_\_\_\_\_ Upon Acceptance Sign, \_\_\_\_\_ Date: \_\_\_\_\_  
 Michael Laniosz \_\_\_\_\_ Name & Title \_\_\_\_\_

## U.S. TENNIS COURT CONSTRUCTION COMPANY SCHEDULE OF VALUES

### CUSTOMER INFORMATION

**TO:** Village of Palos Park  
8999 West 123rd Street  
Palos Park, IL  
630-391-1040

**Attn:** Stephen DeFalco

**E-Mail:** Sdefalco@Palosparks.org

### PROJECT INFORMATION

**U.S. TENNIS PROJECT #**

**Contract/PO #**

**Name:** Palos Park Rec. Center

**Location:** 8901 123rd St, Palos Park, IL 60464

**FOR:** Tennis Court Renovations and conversion

Item #	DESCRIPTION OF WORK	SCHEDULED AMOUNT
1	Remove net post footings and install new footings for divider netting & court nets	\$ 19,200.00
2	FENCE, adjustments and access	\$ 6,000.00
3	Surface prep, crack filling, surface grinding, Primer	\$ 10,200.00
4	Provide and install GlasGrid Reinforcement grid	\$ 20,000.00
5	Asphalt slope engineering, grinding, leveling, leveling hma course, 2" surface	\$ 94,000.00
6	Color coat system and line striping	\$ 20,250.00
7	Athletic equipment-divider netting, Tennis & Pickleball nets and posts	\$ 6,040.00
CA1	Demo fence and replace with new	\$ 46,850.00
CA2	Furnish and install winscreen on West fence	\$ 1,980.00
	<b>Change Orders</b>	
<b>ORIGINAL CONTRACT AMOUNT</b>		<b>\$ 224,520.00</b>
<b>Total Contract Amount including Change Orders</b>		<b>\$ 224,520.00</b>

**DEMOLITION NOTES:**

1. Remove existing tennis nets and posts including in-ground concrete. Backfill and compact.
2. Mill pavement as needed to achieve agreed slope requirements. Haul grindings from site.
3. Open section of fencing for pass through access from tennis to basketball court.
4. Clean out cracks.

ALT.

DA-1 Excluding the new double gate, completely remove fencing on tennis courts including in-ground concrete and dispose of material off site.



Net posts & footings to be removed

Basketball post to remain

SAVE DOUBLE GATE AND GATE POSTS.

REMOVE SECTION OF FENCE FOR PAVING ACCESS TO BBALL COURT.



Date: 3/1/2024

Drawn By: ML

**SCALE**

**PROJECT:**  
PALOS PARK REC CENTER TENNIS AND BASKETBALL COURT RENOVATION AND CONVERSION PROJECT

DEMOLITION PLAN

Revisions

date

**SHEET**  
1 OF 4



**GRADE ADJUSTMENT NOTES:**  
 1. Mill pavement in areas identified with green square.  
 2. Add asphalt where required.  
 3. Special care shall be taken so that the entry way allows for vehicles pulling trailer to access the courts without bottoming out.

**GREEN CELLS** All Green cells will require an additional 2'-3" deep grinding to accommodate the new asphalt.

**South Fence Line East to West**

**FINE SCULPTED AREA TO ALLOW VEHICLES TO ENTER.**

**Mill or remove asphalt to allow for ADA transition to sidewalks**

**ST TENNIS COURT CONSTRUCTION**  
 1301 Canal Street  
 Lockport, IL 60441

Date: 3/1/2024  
 Drawn By: ML

**SCALE**

**PROJECT:**  
 PALOS PARK REC CENTER TENNIS AND BASKETBALL COURT RENOVATION AND CONVERSION PROJECT

**PROPOSED GRADE CHANGE PLAN**

**Revisions**

date	date

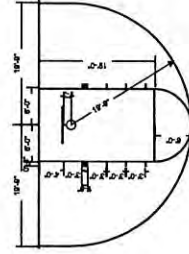
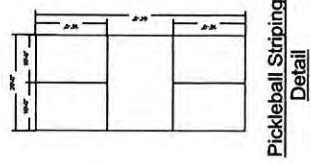
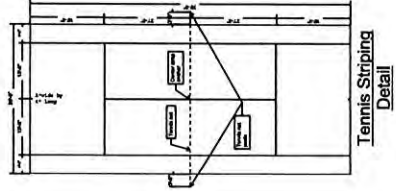
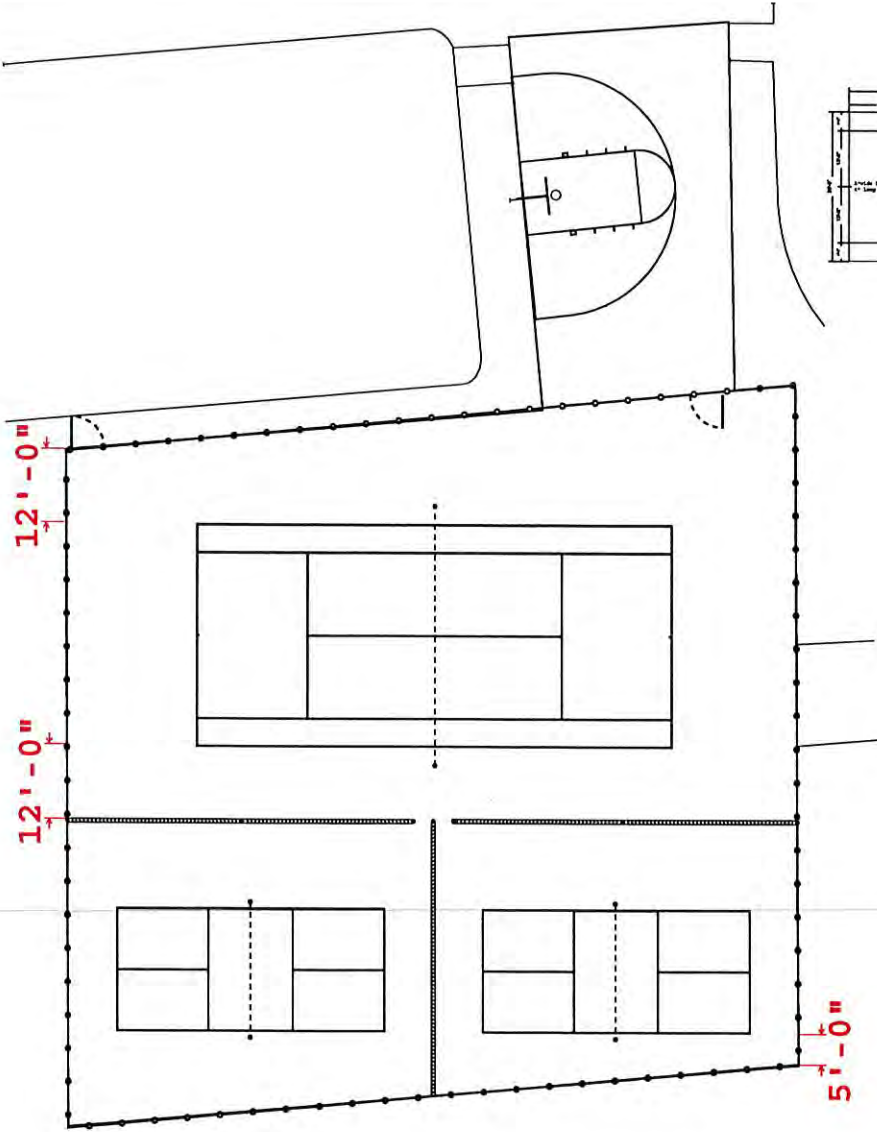
**SHEET**  
2 OF 4

**CONSTRUCTION NOTES:**

Following scope to be performed after achieving acceptable grade and slope requirements.

1. Clean and fill any remaining exposed cracks.
2. Prime entire surface with SS1-H tack.
3. Apply leveling course HMA.
4. Apply GlasGrid 8501 to entire surface, overlap seams by no less than 4".
5. Machine apply and compact 2" of surface course hot mix asphalt.
6. Allow pavement to cure for a minimum of 2 weeks.
7. Flood test to check for puddles and proper drainage.
8. Re-install chain link fence that was removed for access, provide new posts and hardware as needed to properly secure fencing and rails.
9. Layout, excavate, and set in ground sleeves for 1 tennis net system, 2 pickleball net systems, and for a 4' tall removable divider netting system.
10. Apply 4 coat color coat system and line striping for 2-Pickleball courts, 1 Tennis court, and 1-basketball goal.
11. Furnish and install new divider netting, 1 pair of black premier tennis posts, 1 Tennis net & Strap, 2 sets of Black premier 3" rd pickleball posts, 2 pickleball nets & straps.

ALT  
 CA-1 Furnish and install all new perimeter fencing,  
 CA-2 Furnish and install new windscreen for entire western fence line only.



1301 Canal Street  
 Lockport, IL 60441

Date: 3/1/2024

Drawn By: ML

**SCALE**

**PROJECT:**  
 PALOS PARK REC CENTER TENNIS AND  
 BASKETBALL COURT RENOVATION AND  
 CONVERSION PROJECT

**Revisions**

Revisions	date

**SHEET**

3 OF 4



**SPECIFICATIONS:**

2" mesh x 9 gauge aluminized fence fabric (knuckle/knuckle selvage)

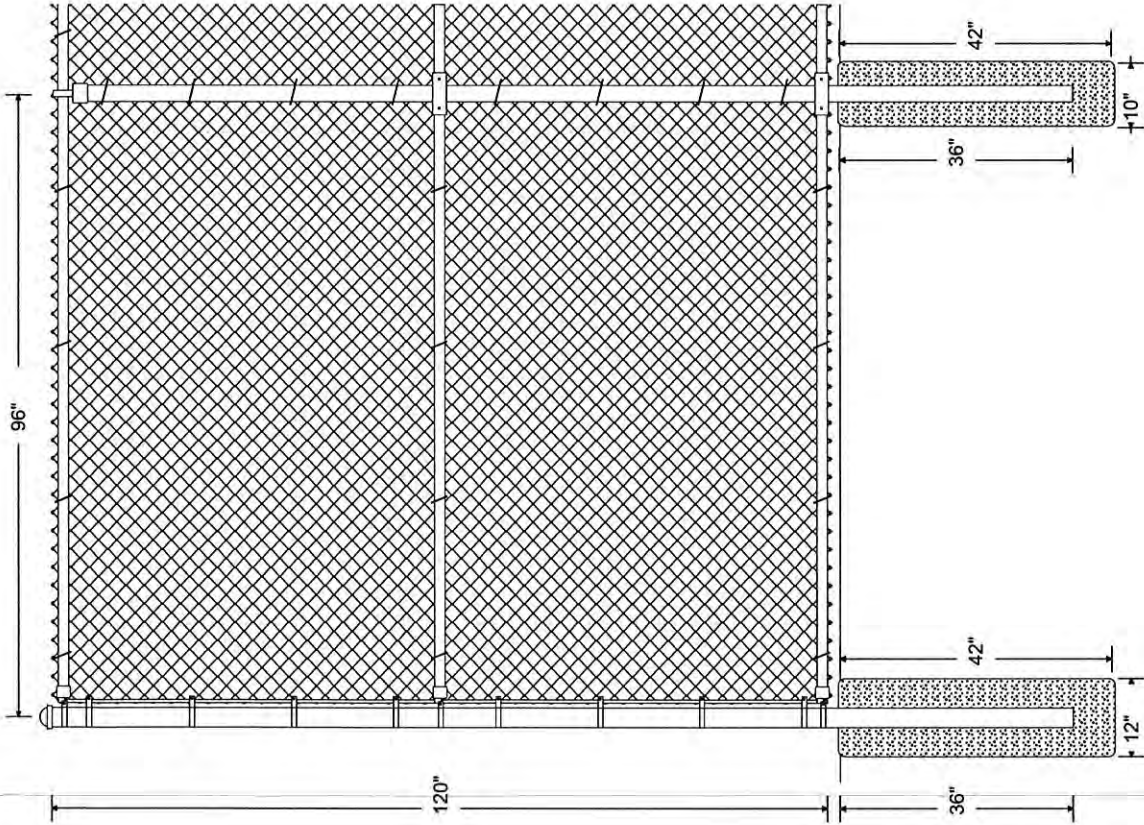
1 5/8" SS-40 galvanized top, middle and bottom rails

2 3/8" SS-40 galvanized line posts, set in a 10" x 42" concrete footing (spaced 8' o.c. maximum)

2 7/8" SS-40 galvanized corner posts, set in a 12" x 42" concrete footing

QUANTITY: 440'

FINISH: ALUMINIZED FENCE FABRIC & GALVANIZED FRAMEWORK



**PEERLESS**  
FENCE & SUPPLY

PEERLESS FENCE CO.  
33W401 ROOSEVELT ROAD  
SAINT CHARLES, IL 60185  
630-584-7710

U.S. Tennis Court Construction  
1301 Canal Street  
Lockport, IL 60441

10' LINE OF FENCE DETAIL

Drawn: BK 02/29/2024  
File: 24bkPalosParkRecCenter

8999 West 123<sup>rd</sup> Street  
 Fax: (708) 448-9542  
 Phone: (708)671-3730  
 Palos Park, IL 60464  
 www.palospark.org



To: Mike Wade, Building Dept. Commissioner  
 From: Building Department  
 Date: April 3, 2024  
 Subject: Building Department Report for Council Meeting April 8, 2024

Residents who have an open Building Permit, please remember to call in all final inspections that may be required for your project. The purpose of these inspections is to ensure the following:

- Project meets building codes, local ordinances, zoning regulations
- Monitor construction sites periodically to ensure overall compliance
- Inspect plumbing, electrical, and other systems to ensure that they meet code
- Issue violation notices and stop-work orders until site is compliant

Please contact the Village if you notice any work being done outside of work hours.

**PERMITS:** The Building Department processed fourteen (14) permits - March 20<sup>th</sup>, 2024-April 2, 2024 resulting in \$ 4,173.00 in permit fees.

**BUILDING PERMIT INSPECTIONS**

Eleven (11) inspections were completed during this time.

ADDRESS	PERMIT TYPE	COST
12555 S. RAIL LANE	POOL	\$1,848.00
12315 113 <sup>TH</sup> AVENUE	PAVERS	\$225.00
12016 S 93 <sup>RD</sup> AVENUE	INSULATION	\$150.00
10055 S 125 <sup>TH</sup> STREET	HVAC	\$75.00
117 OLD CREEK ROAD	ACCESSORY STRUCTURE	\$150.00
8707 W 123 <sup>RD</sup> STREET	ROOF	\$225.00
11917 LAURIE AVENUE	ROOF	\$225.00
11701 WALNUT RIDGE	ROOF	\$225.00
8815 W 123 <sup>RD</sup> STREET	CONCRETE	0
12727 MISTY HARBOUR LANE	ROOF	\$225.00
9919 SOMERSET LANE	CONCRETE	\$225.00
12000 S 88 <sup>TH</sup> AVENUE	ROOF	\$225.00
8 FOX LANE	ROOF	\$225.00
55 ROMIGA LANE	WINDOWS	\$150.00
	<b>TOTAL</b>	<b>\$4,173.00</b>
	<b>PREVIOUS YEAR TO DATE</b>	<b>\$196,538.68</b>
	<b>FISCAL YEAR TO DATE</b>	<b>\$200,711.68</b>



What makes for a great biking venue, biking trails and an abundance of stunning places to ride. Bike advocates and transportation officials believe Palos Park's riding culture benefits everyone from the kids who ride for fun to the retiree who takes a weekend biking trip. The overarching goal of the Palos Park Bikeways and Trails Plan is to improve the Village's mobility network by providing bicycle connectivity throughout the Village and to nearby key destinations. These include the non-contiguous sections of the Village, neighboring communities, the Cal-Sag and Sag Valley Trails and other Forest Preserve District of Cook County (FPDCC) amenities. The plan will strive to ensure the safety, comfort, and convenience of bicyclists.

**Palos Park will offer free bike helmets to Palos Park residents at PPPD 8999 W 123<sup>rd</sup> in mid-April 2024**

The "Palos Park Peddlers Bike Club" mission statement includes the promotion of biking safety and an active and healthy lifestyle for all ages. Throughout the year the group coordinates bike events and keeps up to date with bike news in our area

<https://www.cmap.illinois.gov/programs/lta/palos-park-bike-trail>

**Bicycle Helmet Safety from the Cleveland Clinic!!**

Why is it important to wear a bicycle helmet?

All bike riders should wear bicycle helmets. Each year in the United States, about 800 bicyclists are killed and another 500,000 end up in hospital emergency rooms. About 2/3 of the deaths and 1/3 of the injuries involve the head and face. Wearing a helmet can reduce the risk of head injury to bicyclists by as much as 85 percent.

What else can be done to encourage helmet use?

To encourage your child to wear a helmet, start the helmet-wearing habit early. All bike riders — including those riding a tricycle — should wear a bicycle helmet. As long as the helmet fits properly, let your child pick out his or her helmet. Children will be more apt to wear a helmet if they have selected it or decorated it with stickers. Adults should set an example and wear a helmet when biking.



**April is World Autism month and April 2nd is World Autism Awareness Day.  
Autism is not a tragedy. Ignorance is a tragedy**



The Palos Park Police Department is encouraging all to embrace neurodiversity and spread awareness! ❤️ Palos Park celebrates the unique strengths and perspectives of people with Autism. We also recognize the challenges that people with Autism and their families face, and we commit to working towards a more inclusive and accepting community.

Officer Danielle Scaccia, a mother of four said, “April marks Autism Acceptance Month, and today, April 2nd, is World Autism Acceptance Day. As an organization Palos Park is committed to fostering understanding, acceptance, and inclusion for individuals with autism in our community. Join us and advocate for inclusivity and continue to create an environment where everyone feels valued and supported.

The Palos Park Police Department encourages all to come together to increase global understanding and acceptance of people with autism. The Palos Park Police participates in the Autism “Meet the Police” safety initiative. Help spread us the word 🧡

Autism, or autism spectrum disorder (ASD), refers to a broad range of conditions characterized by challenges with social skills, repetitive behaviors, speech and nonverbal communication.

Join the Palos Park Police Department to work for a more inclusive world.

The “Meet the Police” safety initiative is a free, downloadable toolkit for individuals with autism, parents or caregivers who are concerned about their loved one’s safety in the community.

<https://nationalautismassociation.org/meet-the-police/>

