



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 1/24/2025

Monday, January 27, 2025

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 January 13, 2025

5) RECOGNITION/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS

A. Community Emergency Response Team (CERT) President's Volunteer Service Awards to Cynthia Chibe, Joanne Spyridakos and Lisa Petrelli

B. Recognition of Police Officers: Sergeant Ross Chibe, Officer Bob Kotsianis, Officer James Van Howe, Officer Cohen Piechocinski and Offer Brian Adcock in their exceptional police work

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 adopt Ordinance 2025-01 titled "An Ordinance Abating Taxes Levied the Village of Palos Park, Cook County, Illinois." The Ordinance informs the Cook County Clerk's office to not levy property taxes for the tax levy year 2024 relating to the payment of principal and interest due on the General Obligation Refunding Bonds series 2021A and General Obligation Bonds series 2022A collectible in calendar year 2025

B. To approve payment of invoices on the Warrant List dated January 27, 2025 in the amount of \$99,962.61

8) OLD BUSINESS

9) BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS

- A. To adopt Ordinance 2025-02 entitled “An Ordinance Approving Certain Front Yard And Rear Yard Setback Variations (12441 Elm Street)”. The Ordinance states that the Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals and incorporates such findings and recommendations – approving variations from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268 02(g) Rear Yards. Where the required front yard setback is 65.54 feet, the proposed front yard setback is 27.75 feet; and where the required rear yard setback is 50.00, the proposed rear setback is 41.1 feet relative to the construction of an addition (attached garage and three season room) to an existing single-family residence at 12441 Elm Street

10) INFORMATION & UPDATES

- A. Public Works and Streets, Recreation Report
 1. To approve the proposal from Hancock Engineering in the amount of \$30,180.00 to complete all work necessary to bid the two (2) Village water main relocations as part of the IDOT Mill Creek Culvert project

- B. Building and Public Property Report
 1. Building Department Report

 2. To pass resolution 2025-R-01 – a “Resolution Approving And Authorizing The Execution of A Simple Scope Short Form Agreement With H.R. Green, Inc. Relative To Building Code Update Review.” The Resolution states that the Village desires to perform a review of its building codes to assess needed updates and local amendments and determines that HR Green, Inc to be best suited to do the necessary work and that the Village authorizes the Mayor, the Village Manager or a designee to execute the Simple Scope Short Form Agreement with H.R. Green, Inc. relative to building code review

- C. Public Health and Safety Report
 1. Police Activity Report

- D. Accounts and Finances Report

- E. Mayor’s Report

- F. Clerk’s Report

- G. Manager’s Report

11) ANNOUNCEMENTS

12) CITIZENS AND VISITORS COMMENT PERIOD

13) ADJOURNMENT OF REGULAR MEETING

**MINUTES OF THE BOARD OF COMMISSIONERS'
REGULAR MEETING
HELD ON JANUARY 13, 2025**

The Board of Commissioners of the Village of Palos Park, Cook County, Illinois held its regular meeting on Monday, January 13, 2025. Mayor Milovich-Walters called the meeting to order at 6:30 p.m. Answering roll call were Commissioners, Petan, Wade, Reed, Polk and Mayor Milovich-Walters.

Also in attendance were Rick Boehm, Village Manager; Howard Jablecki, Village Attorney; Mark Herman, Community Development Director; Alison Brothen, Finance Director; Mike Sibrava, Public Works Director; Kathie Fitzgibbons, Community Development Coordinator and Lisa Boyle, Deputy Village Clerk.

APPROVAL OF MINUTES OF THE REGULAR COUNCIL MEETING HELD ON DECEMBER 9, 2024:

Commissioner Petan moved, seconded by Commissioner Wade, to approve the minutes of the Regular Council Meeting held on December 9, 2024, as presented.

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

RECOGNITIONS/PROCLAMATIONS/APPOINTMENTS/PRESENTATIONS: None

HEARINGS: None

CONSENT AGENDA

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

Commissioner Petan moved, seconded by Commissioner Wade to:

- A. To ratify payment of invoices on the Warrant List dated December 22, 2024 in the amount of \$97,286.25
- B. To approve payment of invoices on the Warrant List dated January 13, 2025 in the amount of \$120,821.02
- C. To approve the Supplemental Warrant List dated January 13, 2025 for manual checks, payroll, and recurring wire transfers in the amount of \$484,983.55

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

OLD BUSINESS: None

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

LINDAHL BROTHERS FINAL PAY ESTIMATE: Commissioner Petan presented Pay Estimate No. 5 and Final for the 2024 Roadway Project to Lindahl Brothers in the amount of \$29,394.09. This payment estimate includes all the work done on the Project including retention. Total Work to Date is \$1,178,754.67, less previous Estimate of \$1,149,360.58, Total Due for Estimate No. 5 is \$29,394.09.

Commissioner Petan moved, seconded by Commissioner Wade to approve Pay Estimate No. 5 and Final for the 2024 Roadway Project to Lindahl Brothers in the amount of \$29,394.09

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

2025 SCADA MAINTENANCE AGREEMENT: Commissioner Petan presented the 2025 SCADA (Supervisory Control and Data Acquisition) Maintenance Agreement with Concentric Integration. The 2024 agreement was approved for a cost of \$9,092.00. The 2025 agreement is proposed at a cost of \$10,660.00.

Commissioner Petan moved, seconded by Commissioner Wade to approve the 2025 SCADA Maintenance Agreement with Concentric Integration in the amount of \$10,660.00.

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

FLOW-TECHNICS PROPOSAL FOR PUMP: Commissioner Petan presented a proposal from Flow-Technics for rebuilding the sewage pump in the Holy Family Lift Station. To replace the pump with a new one would cost \$19,759.00. The rebuild would cost \$8,605.00. Rebuilding is less expensive and rebuilt pump will now be the spare.

Commissioner Petan moved, seconded by Commissioner Wade to approve the proposal from Flow-Technics in the amount of \$8,605.00 to have the existing Holy Family sewage pump rebuilt.

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

COMMISSIONER OF BUILDING & PUBLIC PROPERTY, MIKE WADE:

2025 CONTRACTOR REGISTRATIONS: Commissioner Wade informed residents that contractors completing work at a home within the Village need to be registered with the Village. The 2025 Contractor Application is now available on our website.

BUILDING DEPARTMENT REPORT: Commissioner Wade reported that the Building Department processed sixteen (16) permits from December 3, 2024 to January 8, 2025 resulting in \$7,616.00 in permit fees. Twenty-two (22) inspections were completed during this time. The fiscal year to date totals \$210,851.00

COMMISSIONER OF PUBLIC HEALTH AND SAFETY, DANIEL POLK:

POLICE ACTIVITY REPORT: Commissioner Polk reported the Police Department received 2285 calls for service/CAD Events from December 29, 2024 through January 12, 2025. Palos Park Police also issued 15 citizen assists calls, 12 case reports, 13 accident reports, 1 adult arrest, 0 juvenile arrests, 1 police impounds, 47 traffic stops, 18 moving violations, 18 adjudication tickets, and 29 speeding tickets.

TAX SCAMS: Commissioner Polk warned residents of Tax Season Scams. The IRS will not call you, come to your house to arrest you nor do they accept payments via prepaid Visa card, iTunes cards or PayPal. Scammers may claim that you have a federal tax refund. When in doubt, hang up and call the IRS directly.

WINTER DRIVING SAFETY: Commissioner Polk reminded residents to use extra caution driving on ice and snow. Give yourself extra time to travel, pack winter safety equipment (shovel, flashlight, blankets and chains or cables), give yourself plenty of time to stop, give snowplows room to work and use extreme caution if you need to pass.

COMMISSIONER OF ACCOUNTS AND FINANCES, G. DARRYL REED:

Commissioner Reed had no formal report this evening.

MAYOR'S REPORT: Mayor Milovich-Walters had no formal report this evening.

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

MANAGER'S REPORT:

IRMA ANNUAL CONTRIBUTION: Manager Boehm presented the 2025 IRMA annual contribution. IRMA has calculated the Village's 2025 annual contribution at \$114,488. Last year the contribution was \$117,473; this is a \$2,985 (2.5%) decrease from the 2024 contribution. The Village's surplus credit reserve is now \$283,081 for 2025. For the 2025 calendar year, staff recommends that the Council use \$82,488 of the IRMA surplus credit reserve amount and the remaining \$32,000 be paid with Village funds for the insurance premium. The Village will not need to budget for deductibles in the FY26 budget.

Commissioner Petan moved, seconded by Commissioner Wade, to approve the IRMA 2025 annual contribution of \$114,488 and that surplus credit reserve funds in IRMA of 83,488 and \$32,000 of Village funds be used to pay the insurance premium.

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

MAYOR'S ANNOUNCEMENTS: Mayor Milovich-Walters announced "Move with the Mayor" a national initiative to promote active, healthy living in our community. This month's event will take place this Tuesday, January 14th at the Rec Center gym from 9-10 am. The Mayor will join Charles Wells at his Senior Wellness Class. Connect with Your Council will be this Wednesday at 12:30 pm at the Kaptur Center. Mayor Milovich Walters also reminded residents that Monday, January 20th is Martin Luther King Jr. Day quoting "The ultimate measure of a man is not where he stands in moments of convenience and comfort, but where he stands at times of challenge and controversy".

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 6:53 p.m.

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

AYES: -5- Commissioners Petan, Wade, Reed, Polk and Mayor Milovich-Walters

NAYS: -0-

ABSENT: -0-

Respectfully submitted,

Lisa M. Boyle, Deputy Village Clerk



COMMUNITY EMERGENCY RESPONSE TEAM (CERT) PRESIDENT'S VOLUNTEER SERVICE AWARD

President's Volunteer Service Award

America has a long and proud tradition of volunteer service. The President's Volunteer Service Award recognizes the valuable contributions volunteers make in our communities and encourages more people to serve. The award honors this American tradition and thanks those who inspire others to engage in volunteer service by demonstrated commitment and example. The award recognizes individuals, families, and groups who achieve a certain number of service hours within a 12-month period.

Cynthia Chibe - 108 hours

Joanne Spyridakos - 112 hours

Lisa Petrelli - 108 hours



EXCEPTIONAL POLICE WORK RECOGNITION

12/17/24: Early afternoon PPPD was requested to meet with Oak Lawn PD patrol and investigations at a home in the 4800 block of Wick Dr., Oak Lawn, IL regarding a reported carjacking that took place earlier in the day on 8th Ave., 12100 South.

Attached is the Commendation letter PPPD staff will receive along with uniform award recognition pins.

PPPD Staff

Investigator Michelle Marano

Sergeant Ross Chibe

Officer Bob Kotsianis

Officer James Van Howe

Officer Cohen Piechoncinski

Officer Brian Adcock



Palos Park Police Department

8999 W. 123rd Street

Palos Park, IL. 60464

Telephone (708) 671-3770 Fax (708) 448-0650

Letter of Recognition

January 27, 2024

Mayor Nicole Milovich Walters and Police Commissioner Dan Polk salute the exceptional police work by Sergeant Ross Chibe, Investigator Michelle Marano, Officer Bob Kotsianis, Officer Cohen Piechocinski, Officer James Van Howe and Officer Brian Adcock. They worked as an investigative team to gather intelligence gathering, utilize technological expertise, and coordinate a multi-jurisdictional team after an armed carjacking was reported along 80th Ave and 121st.

Palos Park Sergeant Ross Chibe, Investigator Michelle Marano, Officer Bob Kotsianis, Officer Cohen Piechocinski, Officer James Van Howe and Officer Brian Adcock, worked with the Oak lawn Police and the victim who was taken at gun point in the early morning hours of December 17, 2024. They were able to utilize information provided by the female victim, and along with the assistance of multiple Local agencies, particularly Worth PD, Chicago Ridge PD, Palos Heights PD, Cook County Sheriff's Police, Illinois State Police and Palos Northwestern Hospital Public Safety, to apprehend the suspect.

Working as leads Sergeant Chibe and Investigator Michelle Marano were able to coordinate on-the-ground team members; Officer Bob Kotsianis, Officer James Van Howe and Officer Cohen Piechocinski, as they tracked the suspect's movements via technology, communication, and strategy with resources across various agencies. Officer Adcock led the evidence collection, and processing of multiple crime scenes.

Thanks to an alert Chicago Ridge police officer, Brendan A'Hearn, the suspect was located and as Chicago Ridge PD tried to stop the suspect, he fled and drove into Crestwood. Palos Park units along with Worth Police and the assistance of the Crestwood PD, Posen PD, Blue Island PD, Oak lawn PD, Illinois State Police, Cook County Sheriff's Police, and Chicago Ridge PD, the suspect was stopped as he continued to try and flee from the police. The suspect was subsequently stopped, secured, and taken into custody, pending a review by the Cook County State's Attorney's office for charges.

Officers on scene recovered a second car jacked vehicle taken by suspect, along with a loaded handgun, and Detective Marano obtained a statement from the suspect related to this matter. The work of Palos Park Sergeant Ross Chibe, Investigator Michelle Marano, Officer Bob Kotsianis, Officer Cohen Piechocinski, Officer James Van Howe, and Officer Brian Adcock, led to the safety of two carjacking victims over the course of eight hours and the Offender, Damonte J. McCorkle, 25, of Chicago, IL was charged with: Aggravated Kidnapping, two counts of Aggravated Car Jacking, and Armed Robbery.



Palos Park Police Department

8999 W. 123rd Street

Palos Park, IL. 60464

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We are very grateful to our partner agencies, who worked tirelessly on this matter to quickly track and apprehend the suspect. We want to recognize the skill set and coordination it took to be able to achieve this outcome. Again, Thank You to Palos Park Sergeant Ross Chibe, Investigator Michelle Marano, Officer Bob Kotsianis, Officer Cohen Piechocinski, Officer James Van Howe and Officer Brian Adcock.

We also want to recognize; Worth, Oak Lawn, Chicago Ridge, Palos Heights Police Departments, and the Cook County Sheriff's Police Department/Community Safety Team/Chicago Initiative, all of whom provided critical assistance coordinating in this investigation with PPPD.

Thank You!

Joe Miller
Chief of Police



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: January 27, 2025

6:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Adopt an ordinance abating the property tax levied for the tax levy year 2024 to pay principal and interest on both the 2021A General Obligation Refunding Bonds as well as the 2022A General Obligation Bonds of the Village of Palos Park.

BACKGROUND AND DISCUSSION:

The Village issued \$1,000,000 in General Obligation Refunding Bonds (Alternate Revenue Source) in 2021 (2021A bonds) to fully refund the General Obligation Bonds series 2010A in order to save on interest rate costs in a lower interest rate environment. The original 2010A General Obligation Bonds were issued to provide funding for the construction of an underground water reservoir.

The issuance of series 2021A bonds were finalized on February 2, 2021. The bonds were issued as alternate revenue source bonds, with the specific revenue source tied to water sale receipts. This specific revenue source has proven more than adequate to allow the Village to make scheduled principal and interest payments on the bonds.

The Village issued \$3,000,000 in General Obligation Bonds (Alternate Revenue Source) in 2022 (2022A bonds) for the purpose of repairing, maintaining and improving Village roads and roadway drainage systems and other related capital projects.

The issuance of series 2022A bonds were finalized on April 12, 2022. The bonds were issued as alternate revenue source bonds, with the specific revenue source tied to both non-home rule sales tax and the Village's local 3¢ gas tax. These specific revenue sources have proven more than adequate to allow the Village to make scheduled principal and interest payments on the bonds.

Ordinance 2025-01 informs the Cook County Clerk's office to not levy property taxes for tax levy year 2024 relating to the payment of principal and interest due on these bonds in calendar year 2025. Without this abatement ordinance, the Cook County Clerk's office will automatically levy a property tax sufficient to pay bond principal and interest. Principal and interest due on the 2021A General Obligation Refunding Bonds in calendar year 2025 totals \$118,772.50. Principal and interest due on the 2022A General Obligation Bonds in calendar year 2025 totals \$215,125. These abatements will save residents nearly \$45 for each \$100,000 in property value.

STAFF RECOMMENDATION:

Staff recommends that the Council authorize the adoption of the ordinance to abate the property tax levied for General Obligation Refunding Bonds series 2021A and General Obligation Bonds series 2022A.

RECOMMENDED MOTION:

I move to approve Ordinance 2025-01, titled "An Ordinance Abating Taxes Levied the Village of Palos Park, Cook County, Illinois."

ORDINANCE NO. 2025-01

AN ORDINANCE ABATING TAXES LEVIED THE VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS

WHEREAS, the Village of Palos Park, Cook County, Illinois (the "Village"), is a duly organized and existing municipality operating under the provisions of the Illinois Municipal Code, as amended, and under the laws of the State of Illinois; and

WHEREAS, the Village Council of the Village (the "Council") did adopt an ordinance (the "2021 Ordinance") authorizing the issuance of its General Obligation Bonds (Alternate Revenue Source), Series 2022A (the "2022 Bonds"); and

WHEREAS, the Council did adopt an ordinance (the "2020 Ordinance") authorizing the issuance of its General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021A (the "2021 Bonds"); and

WHEREAS, the 2021 Ordinance and 2020 Ordinance were in full force and effect upon passage, approval and publication, and thereafter a certified copy thereof was duly filed in the Office of the County Clerk in Cook County; and

WHEREAS, the 2021 Ordinance authorized the issuance of the 2022 Bonds, and provides for the levy of ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount are authorized to be extended to pay the principal of and interest on the 2022 Bonds when due; and

WHEREAS, the 2020 Ordinance authorized the issuance of the 2021 Bonds, and provides for the levy of a direct annual tax upon all taxable property within the Village in an amount sufficient to pay the principal of and interest on the 2021 Bonds when due; and

WHEREAS, the Council hereby finds and determines that it is advisable and necessary to provide for abatement tax heretofore levied for the year 2024 (collectible in 2025) for the 2022 Bonds;

WHEREAS, the Council hereby finds and determines that it is advisable and necessary to provide for abatement of tax heretofore levied for the year 2024 (collectible in 2025) for the 2021 Bonds;

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

2022 Abatement. It is further found and determined that the Council deems it advisable and in the best interests of the Village to provide for abatement of the taxes heretofore levied pursuant to the 2021 Ordinance as follows:

Levy for the General Obligation Bonds (Alternate Revenue Source), Series 2022

FOR THE LEVY YEAR	TAX LEVY
2024	\$215,125

Section 1.

2021 Abatement. It is further found and determined that the Council deems it advisable and in the best interests of the Village to provide for abatement of the taxes heretofore levied pursuant to the 2020 Ordinance as follows:

Levy for the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021

FOR THE LEVY YEAR	TAX LEVY
2024	\$118,772.50

Section 2. Filing. A copy of this ordinance, duly certified by the Village Clerk, which certificate shall recite that this ordinance has been adopted by the Council of the Village and is in

full force and effect, shall be filed with the County Clerk of Cook County, Illinois, and shall constitute authority for the County Clerk to abate the levy for both the 2022 Bonds and the 2021 Bonds for the levy year 2024.

Section 3. Severability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4. Publication. The Village Clerk is hereby authorized and directed to publish this ordinance and to file copies thereof for public inspection in his/her office.

Section 5. Conflicting Ordinances. All ordinances, resolutions and parts of ordinances and resolutions, in conflict herewith are hereby repealed.

Section 6. Headings. The headings or titles of the several sections shall be solely for convenience of reference and shall not affect the meaning, construction or effect of this ordinance.

Section 7. Effective Date. This ordinance shall be in full force and effect from and after its adoption and publication.

ADOPTED this 27th day of January, 2025, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 27th day of January, 2025.

ATTEST:

Nicole Milovich-Walters, Mayor,
Village of Palos Park, Cook County, Illinois

Marie Arrigoni, Village Clerk
Village of Palos Park, Cook County, Illinois

STATE OF ILLINOIS

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COUNTY OF COOK

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CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the Village of Palos Park, Cook County, Illinois (the "Village"), and as such official am the keeper of the official journal of proceedings, books, records, minutes and files of the President and Village Council (the "Council").

I further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Council held on January 27, 2025, insofar as the same relates to the adoption of Ordinance No. 2025-01 entitled:

AN ORDINANCE ABATING TAXES LEVIED THE VILLAGE OF PALOS PARK, COOK COUNTY, ILLINOIS

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said regular public meeting.

I do further certify that the deliberations of the Council on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and that the Village has complied with all of the provisions of said Act and with all of the procedural rules of the Council.

IN WITNESS WHEREOF, I hereunto affix my official signature and seal of said Village, this 27th day of January, 2025.

Village Clerk

Village of Palos Park, Cook County, Illinois

(SEAL)

**THE VILLAGE OF PALOS PARK
ACCOUNTS PAYABLE WARRANT
FOR JANUARY 27, 2025**

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

MAYOR NICOLE MILOVICH-WALTERS SIGNATURE

ATTEST:

VILLAGE CLERK MARIE ARRIGONI SIGNATURE

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK
 EXP CHECK RUN DATES 01/13/2025 - 01/27/2025

POSTED
 PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 00							
01-00-0405	CAFETERIA PLAN 2025-BUJAK	LISA BUJAK		250114		1,344.00	188592
01-00-1959	MISCELLANEOUS INCOME	FRESH PRINTS, LLC		121156		360.00	188582
01-00-2182	A/P - REC DEPT SECURITY DEP	MARINA KYRIAKOPOULOS		2004778.002		150.00	188593
01-00-9999	MUST CHANGE DESCRIPTION DUMMY AP	JOE RIZZA		449891		0.00	188587
01-00-9999	MUST CHANGE DESCRIPTION DUMMY AP	SHARK SHREDDING, INC		71603		0.00	188601
01-00-9999	MUST CHANGE DESCRIPTION DUMMY AP	SOCCER SHOTS		SS.01.16.2025.2		0.00	188602
					Total Department 00	1,854.00	
Department: 05 BUILDING DEPARTMENT							
01-05-3000	PERMITS - REFUND	ROOFING STAFF & REMODEL REFUND OF PERMIT FEE		250116		150.00	188599
					Total Department 05 BUILDING DEPARTMENT	150.00	
Department: 20 ADMINISTRATION DEPARTMENT							
01-20-6540	LEGAL FEES	KLEIN, THORPE, AND JENK		DECEMBER2024		1,492.50	188589
01-20-6570	RECORDING FEES	COOK COUNTY CLERK	CTY RECORDING SVCS PER INVOICE	29102292024		269.00	188578
01-20-6570	RECORDING FEES	COOK COUNTY CLERK	CTY RECORDING SVCS PER INVOICE	29103312024		88.00	188578
01-20-6570	RECORDING FEES	COOK COUNTY CLERK	CTY RECORDING SVCS PER INVOICE	29109302024		88.00	188578
01-20-6580	ORDINANCE CODIFICATION	AMERICAN LEGAL PUBLISHI	CODIFY ORDS	39753		319.56	188562
01-20-6580	ORDINANCE CODIFICATION	AMERICAN LEGAL PUBLISHI	CODIFY ORDS	39821		7.80	188562
01-20-6590	TAP IN UTILITY LIEN, 3 RELEASE	COOK COUNTY CLERK		29105312024		440.00	188579
01-20-6810	PROFESSIONAL DEVELOPMENT	CITI CARDS		NIU OUTREACH DEKALB		109.00	188570
01-20-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572
01-20-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	17737244A		166.00	188591
01-20-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	17737244A		166.00	188591
01-20-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	17737244A		167.26	188591
01-20-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		410.97	188597
01-20-7200	ISDN LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		734.05	188597
01-20-7210	ADMINISTRATION CELL	VERIZON WIRELESS		6102465264		42.35	188609
					Total Department 20 ADMINISTRATION DEPARTMENT	5,407.99	
Department: 21 PUBLIC AFFAIRS DEPARTMENT							
01-21-7990	VILLAGE COUNCIL	VERIZON WIRELESS		6102465264		108.03	188609
					Total Department 21 PUBLIC AFFAIRS DEPARTMENT	108.03	
Department: 22 POLICE DEPARTMENT							
01-22-6540	JAN 2025 ADJ HEARING SERVICES	TOSCAS LAW GROUP		250108		450.00	188605
01-22-6540	LEGAL FEES	KLEIN, THORPE, AND JENK		DECEMBER2024		975.00	188589
01-22-6700	12 TRANS OILS	CHICAGO PARTS & SOUND,		43V0000742		101.16	188566
01-22-6700	02 SENSOR 269	JOE RIZZA		449891		60.75	188587
01-22-6700	BATTERY CORE RETURN 268	G & H IMPORT AUTO PARTS	BATTERY CORE RETURN 268	876367		(20.00)	188583
01-22-6700	OIL FOR #265 - 12	CHICAGO PARTS & SOUND,	OIL FOR #265 - 12	43V0000071		59.88	188566
01-22-6700	HOSE AND JET KIT #274	JOE RIZZA	HOSE AND JET KIT #274	450055		38.60	188587
01-22-6700	UNIT 275 SPARE KEY	PALOS ACE HARDWARE		215010		5.99	188596
01-22-6700	POLICE FLEET WINDSHIELD FLUID FOR MENARDS	FOR MENARDS		52158		35.88	188594
01-22-6990	MONTHLY SHREDDING SERVICES	SHARK SHREDDING, INC		71603		47.04	188601
01-22-6990	WARNING SIREN PALOS HEIGHTS	CITY OF PALOS HEIGHTS		FY2023		310.00	188571
01-22-6990	ONLINE SCHEDULING UPDGRADE	WHEN TO WORK INC	ONLINE SCHEDULING UPGRADE	400376214512UPRO24		173.00	188611
01-22-6990	OTHER CONTRACTUAL SERVICES	CLEAR LOSS PREVENTION I	CLEAR LOSS PREVENTION I	74386		427.50	188574
01-22-6990	OTHER CONTRACTUAL SERVICES	CLEAR LOSS PREVENTION I	CLEAR LOSS PREVENTION I	74441		80.00	188574
01-22-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK
 EXP CHECK RUN DATES 01/13/2025 - 01/27/2025

POSTED
 PAID - CHECK TYPE: PAPER CHECK

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 22 POLICE DEPARTMENT							
01-22-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-22-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-22-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-22-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-22-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-22-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		321.07	188597
01-22-7210	POLICE DEPT. CELL	VERIZON WIRELESS		6102465264		355.79	188609
01-22-7300	REIMB FOR SLM LINEAR COMPENSATOR-	JAMES VAN HOWE	REIMB FOR SLM LINEAR COMPENSAT	250121		43.91	188586
01-22-7300	REIMB FOR RED DOT SIGHT - VAN HOW	JAMES VAN HOWE	REIMB FOR RED DOT SIGHT - VAN H	250121A		141.68	188586
01-22-7920	BODY REMOVAL 24-00550	CLEANING SPECIALIST, IN		9467		350.00	188573
Total Department 22 POLICE DEPARTMENT						5,694.75	
Department: 24 PUBLIC WORKS DEPARTMENT							
01-24-6420	STREET LIGHTING	COM ED		250107		1,672.24	188575
01-24-6645	MARKING SPRAY PAINT	VARDAL SURVEY SYSTEMS,	MARKING SPRAY PAINT	92327		167.40	188607
01-24-6700	TIRE REPAIR 268	TIRE SERVICES COMPANY		287772		23.95	188604
01-24-6700	VEHICLE MAINTENANCE SUPPLIES	MENARDS		51898		49.22	188594
01-24-6700	PW FLEET DEF FLUID FOR DEISEL TRU	MENARDS		52158		27.98	188594
01-24-6700	#55 REPAIR PARTS	JOE RIZZA	#55 AND #57 REPAIR PARTS	450058		60.20	188587
01-24-6708	WACKER COMPACTOR REPAIR PARTS	BI RENTAL		142307-1		50.04	188564
01-24-6708	ANNUAL VEHICLE SCANNER UPDATES	DG TOOLS & EQUIPMENT	ANNUAL VEHICLE SCANNER UPDATES	011725185951		1,095.00	188580
01-24-6990	SHOP MATS & RAGS	CINTAS	VOPP WORK SHIRTS/CAPS-PW	4217826935		129.59	188568
01-24-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572
01-24-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-24-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-24-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		154.11	188597
01-24-7210	PUBLIC WORKS CELL	VERIZON WIRELESS		6102465264		288.77	188609
01-24-7300	PW SAFETY WORK GLOVES	1ST AYD CORPORATION	SAFETY VESTS,GLOVES,GLASSES	PSI754885		152.63	188560
01-24-7300	UNIFORMS	CINTAS	VOPP WORK SHIRTS/CAPS-PW	4217826935		136.01	188568
01-24-7510	WATER PRESSURE HOSE REPLACEMENT	MENARDS		52158		34.99	188594
01-24-7920	DRUG SCREEN/KWAK	PROVEN OCCUPATIONAL HEA		126-2511613		44.00	188598
01-24-7920	DRUG SCREEN/SUNDERMEIER	PROVEN OCCUPATIONAL HEA		126-2511613		44.00	188598
Total Department 24 PUBLIC WORKS DEPARTMENT						5,203.63	
Department: 25 BUILDING DEPARTMENT							
01-25-6540	LEGAL FEES	KLEIN, THORPE, AND JENK		DECEMBER2024		152.20	188589
01-25-6590	PUBLISHING & RECORDING	CHICAGO TRIBUNE	SUBSCRIPTION/16 WEEKS	107303785000		106.50	188567
01-25-6600	PLAN REVIEW & INSPECTION	HR GREEN, INC		183390		777.50	188584
01-25-6600	PLAN REVIEW & INSPECTION-AUGUST	HR GREEN, INC	INSPECTIONS & REVIEWS - AUGUST	179078		1,758.50	188584
01-25-6600	PLAN REVIEW & INSPECTION-OCTOBER	HR GREEN, INC	PLAN REVIEWS & INSPECTION-OCTOB	181241		3,001.50	188584
01-25-6625	UPDATE OF DEVELOPMENT REGULATIONS	CAMTROS, LTD	UPDATE OF DEVELOPMENT REGULATIO	0022128-IN		3,360.00	188565
01-25-6630	CONSTRUCTION INSPECTIONS	HR GREEN, INC		183390		1,164.00	188584
01-25-6630	CONST OBSERV - WU'S PARKING LOT 1	HR GREEN, INC	CONST OBSERV - WU'S PARKING LOT	183310		820.25	188584
01-25-6630	CONSTRUCTION INSPECTIONS-AUGUST	HR GREEN, INC	INSPECTIONS & REVIEWS - AUGUST	179078		3,259.00	188584
01-25-6630	CONSTRUCTION INSPECTIONS-OCTOBER	HR GREEN, INC	PLAN REVIEWS & INSPECTION-OCTOB	181241		1,734.50	188584
01-25-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572
01-25-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	177372444		166.00	188591
01-25-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		102.74	188597
01-25-7210	BUILDING DEPT. CELL	VERIZON WIRELESS		6102465264		156.72	188609

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK
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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 01 GENERAL FUND							
Department: 25 BUILDING DEPARTMENT							
Total Department 25 BUILDING DEPARTMENT						17,300.91	
Department: 26 RECREATION DEPARTMENT							
01-26-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572
01-26-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	17737244A		166.00	188591
01-26-6990	OTHER CONTRACTUAL SERVICES	LEAF	COPIERS/PRINTERS	17737244A		166.00	188591
01-26-6991	CONTRACTUAL PROGRAMS	SOCCER SHOTS		SS-01.16.2025.2		1,617.00	188602
01-26-6991	CONTRACTUAL PROGRAMS	SOCCER STARS OF WILL-CO		1170462		218.40	188603
01-26-6991	CONTRACTUAL PROGRAMS	SOCCER STARS OF WILL-CO		886653		291.20	188603
01-26-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		51.37	188597
01-26-7200	RECREATION PHONE EXPENSE	PEERLESS NETWORK, INC		67819		80.18	188597
01-26-7210	RECREATION DEPT. CELL	VERIZON WIRELESS		6102465264		42.35	188609
Total Department 26 RECREATION DEPARTMENT						3,374.00	
Department: 27 PUBLIC GROUNDS							
01-27-7760	JANITORIAL SUPPLIES	ROSCOE	MATS/KAC	1877979		39.99	188600
Total Department 27 PUBLIC GROUNDS						39.99	
Department: 29 FINANCE DEPARTMENT							
01-29-6990	OTHER CONTRACTUAL SERVICES	CIVIC PLUS LLC		258891		741.50	188572
01-29-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		51.37	188597
01-29-7210	FINANCE DEPT. IPAD	VERIZON WIRELESS		6102465264		36.01	188609
Total Department 29 FINANCE DEPARTMENT						828.88	
Department: 30 SLUITS PROPERTY							
01-30-6710	SLUITS HOUSE HVAC MAINTENANCE	COMFORT ZONE SERVICE		23832492		147.50	188576
Total Department 30 SLUITS PROPERTY						147.50	
Department: 91 BUILDING MAINTENANCE - KAPTUR CENTER							
01-91-6710	VILLAGE HALL HVAC MAINTENANCE	COMFORT ZONE SERVICE		23832597		1,026.50	188576
01-91-6711	V.H. FIRST AID BOX REFILLS	CINTAS	FIRST AID BOX REFILL - VILLAGE	5249428001		74.94	188569
Total Department 91 BUILDING MAINTENANCE - KAPTUR CENTER						1,101.44	
Department: 92 BUILDING MAINTENANCE - RECREATION CENTER							
01-92-6710	REC CENTER HVAC MAINTENANCE	COMFORT ZONE SERVICE		23832469		574.00	188576
01-92-6711	BLDG MAINTENANCE SUPPLIES	CINTAS		5249428002		7.15	188569
Total Department 92 BUILDING MAINTENANCE - RECREATION CENTER						581.15	
Department: 93 BUILDING MAINTENANCE - PUBLIC WORKS GARAG							
01-93-6710	PW HVAC MAINTENANCE	COMFORT ZONE SERVICE		23831211		192.00	188576
01-93-6711	BUILDING MAINTENANCE DOOR HANDLE	MENARDS		51898		16.12	188594
01-93-6711	BLDG MAINTENANCE SUPPLIES	MENARDS		52393		56.71	188594
01-93-6711	FIRST AID BOX REFILL - PUB WKS	CINTAS	FIRST AID BOX REFILL - PUB WKS	5249428004		83.15	188569
Total Department 93 BUILDING MAINTENANCE - PUBLIC WORKS GARAG						347.98	
Total Fund 01 GENERAL FUND						42,140.25	
Fund: 24 MFT FUND							
Department: 24 PUBLIC WORKS DEPARTMENT							
24-24-7700	THERMA MELT R ANTI-ICING DE-ICER	INDUSTRIAL SYSTEMS, LTD		25458		5,265.00	188585
24-24-7700	STREET SHOULDER STONE	VULCAN CONSTRUCTION MTL STREET SHOULDER STONE		2573503		529.41	188610
Total Department 24 PUBLIC WORKS DEPARTMENT						5,794.41	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK

EXP CHECK RUN DATES 01/13/2025 - 01/27/2025

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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 24 MFT FUND							
Total					Fund 24	MFT FUND	5,794.41
Fund: 51 SEWER FUND							
Department: 24 PUBLIC WORKS DEPARTMENT							
51-24-6400	12701 KINVARRA/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		369.87	188581
51-24-6400	68 OLD CREEK/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		194.83	188581
51-24-6400	135 FOREST EDGE/ 11-25 TO 12-27-2	DIRECT ENERGY BUSINESS		250060056027550		250.05	188581
51-24-6400	12410 91ST. AVE./ 11-19 TO 12-18-2	DIRECT ENERGY BUSINESS		250060056027550		222.57	188581
51-24-6400	9 PARTRIDGE/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		237.28	188581
51-24-6400	12222 WILL COOK/ 11-23 TO 12-25-24	DIRECT ENERGY BUSINESS		250060056027550		468.53	188581
51-24-6400	24 1/2 ROMIGA/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		231.80	188581
51-24-6400	40 RAMSGATE/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		531.99	188581
51-24-6400	12355 WOLF ROAD/ 11-19 TO 12-18-2	DIRECT ENERGY BUSINESS		250060056027550		51.71	188581
51-24-6400	8201 RT83/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		318.29	188581
51-24-6400	8812 120TH PL/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		105.86	188581
51-24-6410	8201 RT 83/ 12-11 TO 1-11-25	NICOR GAS	8201 RT 83/12-11 TO 1-11-25	2501113		53.80	188595
51-24-6410	9301 123RD/ 12-29 TO 1-14-25	NICOR GAS	9301 123RD/12-29 TO 1-14-25	2501114		109.70	188595
51-24-6410	9 PARTRIDGE LN/ 12-13 TO 1-14-25	NICOR GAS	9 PARTRIDGE LN/ 12-13 TO 1-14-2	2501144		53.78	188595
51-24-6990	2025 ANNUAL ASSESSMENT INVOICE	JULIE, INC.	2025 ANNUAL ASSESSMENT INVOICE	2025-1433		896.53	188588
51-24-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		51.37	188597
51-24-7200	PHONE EXPENSE	CIVIC PLUS LLC		258891		741.50	188572
51-24-7210	SEWER DEPT. CELL	VERIZON WIRELESS		6102465264		134.68	188609
51-24-7300	UNIFORMS	CINTAS	VOPP WORK SHIRTS/CAPS-PW	4217826935		45.57	188568
Total					Department 24	PUBLIC WORKS DEPARTMENT	5,233.61
Fund: 52 WATER FUND							
Department: 24 PUBLIC WORKS DEPARTMENT							
52-24-6400	12101 SW HWY/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		4,106.54	188581
52-24-6400	9540 123RD/ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		341.38	188581
52-24-6400	10101 125TH ST./ 11-19 TO 12-18-24	DIRECT ENERGY BUSINESS		250060056027550		954.41	188581
52-24-6410	10057 W. 125TH/ 12-4 TO 1-4-25	NICOR GAS		250106		154.59	188595
52-24-6700	#57 BATTERY REPLACEMENT	G & H IMPORT AUTO PARTS		876565		173.10	188583
52-24-6700	#42 & #57 BATTERY CORE CREDITS	G & H IMPORT AUTO PARTS		876300		(40.00)	188583
52-24-6700	#57 REPAIR PARTS	JOE RIZZA	#55 AND #57 REPAIR PARTS	450058		60.26	188587
52-24-6700	#52 STAT & FILTER REPLACEMENT PAR	CHICAGO PARTS & SOUND,	#52 STAT & FILTER REPLACEMENT P	43V0000413		68.34	188566
52-24-6711	BLDG MAINTENANCE SUPPLIES	LANG HOME EXTERIORS		2024-4132-1		200.00	188590
52-24-6711	BLDG MAINTENANCE SUPPLIES	CINTAS		5249428003		82.76	188569
52-24-6713	WATER TOWER MAINTENANCE	UTILITY SERVICE CO., IN		618209		10,437.38	188606
52-24-6750	WATER LINE STONE BACKFILL STONE	VULCAN CONSTRUCTION MTL WATER LINE BACKFILL STONE		2573891		1,499.03	188610
52-24-6750	WATER LINE MAINTENANCE & SUPPLIES	AIRY'S INC.		50969		8,086.63	188561
52-24-6990	UTILITY RATE STUDY	BAXTER & WOODMAN, INC.	UTILITY RATE STUDY	0267906		118.75	188563
52-24-6990	123RD WATER MAIN CONST. SERVICES	BAXTER & WOODMAN, INC.	123RD WATER MAIN CONST SERVICES	0267902		16,408.93	188563
52-24-6990	TROUBLE SHOOTING SCADA	CONCENTRIC INTERGRATION	TROUBLE SHOOTING SCADA	0267911		752.42	188577
52-24-6990	2025 ANNUAL ASSESSMENT INVOICE	JULIE, INC.	2025 ANNUAL ASSESSMENT INVOICE	2025-1433		896.52	188588
52-24-6990	OTHER CONTRACTUAL SERVICES	CLEAR LOSS PREVENTION I		74441		80.00	188574
52-24-7200	WATER PHONE EXPENSE	PEERLESS NETWORK, INC		67819		241.22	188597
52-24-7200	T-1 LINE PHONE EXPENSE	PEERLESS NETWORK, INC		67819		141.27	188597
52-24-7200	PHONE EXPENSE	CIVIC PLUS LLC		258891		732.72	188572
52-24-7210	DAN FOSTER/SENSUS-12-9 TO 1-8-25	VERIZON WIRELESS		6103058840		94.41	188608
Total					Department 24	PUBLIC WORKS DEPARTMENT	5,233.61
Total					Fund 51	SEWER FUND	5,233.61

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK
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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
Fund: 52 WATER FUND							
Department: 24 PUBLIC WORKS DEPARTMENT							
52-24-7210	WATER DEPT. CELL	VERIZON WIRELESS		6102465264		134.69	188609
52-24-7300	UNIFORMS	CINTAS	VOPP WORK SHIRTS/CAPS-PW	4217826935		45.57	188568
52-24-7920	DRUG SCREEN/ALCOHOL TEST/FOSTER	PROVEN OCCUPATIONAL HEA		126-2511613		77.00	188598
			Total Department 24 PUBLIC WORKS DEPARTMENT			45,847.92	
			Total Fund 52 WATER FUND			45,847.92	
Fund: 53 COMMUTER LOT FUND							
Department: 24 PUBLIC WORKS DEPARTMENT							
53-24-6400	12100 82ND AVE./ 11-27 TO 12-31-2	DIRECT ENERGY BUSINESS		250060056027550		644.03	188581
53-24-6400	12100 82ND, CONCESSIONS/11-27-12-	DIRECT ENERGY BUSINESS		250060056027550		119.39	188581
53-24-6710	METRA HVAC MAINTENANCE	COMFORT ZONE SERVICE		23830678		103.00	188576
53-24-6990	OTHER CONTRACTUAL SERVICES	CLEAR LOSS PREVENTION I		74441		80.00	188574
			Total Department 24 PUBLIC WORKS DEPARTMENT			946.42	
			Total Fund 53 COMMUTER LOT FUND			946.42	

INVOICE DISTRIBUTION REPORT FOR VILLAGE OF PALOS PARK
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GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Due Date	Amount	Check Number
01			GENERAL FUND			42,140.25	
24			MFT FUND			5,794.41	
51			SEWER FUND			5,233.61	
52			WATER FUND			45,847.92	
53			COMMUTER LOT FUND			946.42	
Total For All Funds:						99,962.61	

--- TOTALS BY FUND ---



**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: January 27, 2025

6:30 PM

Kaptur Administrative Center

AGENDA MATTER:

ORDINANCE 2025-02 (ZBA CASE 2025-01): An application has been filed requesting variations from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268.02(g) Rear Yards to permit the construction of an addition (attached garage and three-seasons room) to an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 27.75 feet; and where the required rear yard setback is 50 feet, the applicant is proposing 41.1 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

BACKGROUND:

The subject property consists of a single sub-standard parcel (0.51 acres) zoned R-1-A One-Family Residential. The existing home is non-conforming as it encroaches into the required front setback. The applicant is requesting to construct an attached garage connected to the home by a breezeway, a carport, and a new three-seasons room. The property is unique in that the required front and rear setbacks overlap. Because of this not only is the existing house nonconforming, but it is impossible for any addition to the home to comply with Code.

In 2022 the Village Council approved front, rear, and side yard variances for the property regarding a potential addition to the north side of the home. The property owner did not pursue construction at that time and the variances that had been approved have expired. The current request is for an addition to the south side of the home. This modification eliminates the need for a side yard variance. Variances are still needed as the front and rear setbacks overlap and the 2022 variance is expired.

STAFF RECOMMENDATION:

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

ZONING BOARD OF APPEALS MEETING:

The Zoning Board of Appeals (ZBA) held a public hearing and discussed the requested variance at its January 8, 2025 meeting. The ZBA recommended approval 4-0 (with 3 absent) of the requested variations.

RECOMMENDED MOTIONS:

I move to approve Ordinance 2025-02 "An Ordinance Approving Certain Front Yard And Rear Yard Setback Variations (12441 Elm Street)"

Attachments:

Transmittal of Recommendation

Ordinance 2025-02

Staff Report to the Village of Palos Park Zoning Board of Appeals (January 8, 2025)



TO: Mike Wade, Building Commissioner
MEETING DATE: January 8, 2025 at 6:30 pm
FROM: John Marsh, Chair
SUBJECT: Transmittal of Plan Commission Recommendation

PROJECT TITLE

ZBA CASE 2025-01: An application has been filed requesting variations from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268.02(g) Rear Yards to permit the construction of an addition (attached garage and three-seasons room) to an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 27.75 feet for the addition; and where the required rear yard is 50 feet, the applicant is proposing 41.1 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

PUBLIC HEARING

The Zoning Board of Appeals held a public hearing regarding application ZBA 2025 – 01 on January 8, 2025. The neighboring couple briefly spoke at the hearing in favor of the request.

RECOMMENDATION

Concurring with the findings of fact as contained in Exhibit 1: Report of Findings of the staff report, a motion was made to recommend that the Village Council approve variations from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268.02(g) Rear Yards. Where the required front yard setback is 65.54 feet, the proposed front yard setback is 27.75 feet; and where the required rear yard is 50 feet, the proposed rear setback is 41.1 feet. The requested variances are for the property commonly known as 12441 Elm Street in Palos Park, IL.

The vote was four (4) yes, zero (0) no, with three (3) absent on the request.

ORDINANCE NO. 2025-02

**AN ORDINANCE APPROVING CERTAIN
FRONT YARD AND REAR YARD SETBACK VARIATIONS
(12441 Elm Street)**

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

SECTION 1:

A. That on January 8, 2025, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variations set forth below, pursuant to proper notice.

B. That on January 8, 2025, the Zoning Board of Appeals of the Village of Palos Park recommended the variations hereinafter set forth to the Village Council.

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

SECTION 2: That the following variations are limited to the property legally described as follows:

THE WEST 1/2 OF THE SOUTH 1/2 (EXCEPT THE SOUTH 100.0 FEET THEREOF) AND (EXCEPT THE EAST 20.0 FEET THEREOF) OF BLOCK 6 IN MONSON AND SMITH'S 1ST ADDITION TO PALOS PARK IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 23-27-407-012-0000

Common Address: 12441 Elm Street, Palos Park, Illinois
(the "Subject Property")

SECTION 3: That a 37.70 foot variation (57.5%) from the 65.54 foot minimum front yard setback requirement of Section 1268.02(e) of the Palos Park Village Code, and that a 8.9 foot variation (17.8%) from the 50.00 foot minimum rear yard setback

requirement of Section 1268.02(g) of the Palos Park Village Code are both granted to the owner(s) of the above-described property, relative to the construction of an addition (attached garage and three season room) to an existing single family residence on the above-described property. [Decreasing the required front yard setback to 27.75 feet and the required rear yard setback to 41.1 feet.]

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

ADOPTED this 27th day of January, 2025 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 27th day of January, 2025.

Nicole Milovich-Walters, Mayor

ATTEST:

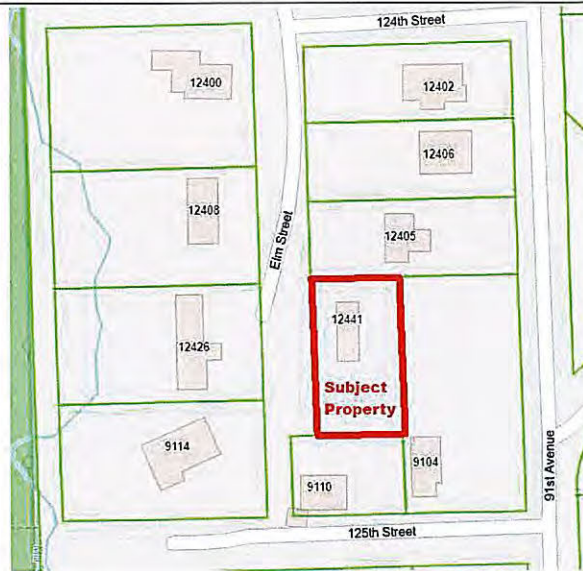
Marie Arrigoni, Village Clerk



TO: Village of Palos Park Zoning Board of Appeals
HEARING DATE: January 8, 2025 at 6:30pm
FROM: Building Department
SUBJECT: Staff Report (ZBA 2025-01: 12441 Elm Street)

PROJECT INFORMATION

ZBA CASE 2025-01: An application has been filed requesting a variation from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268.02(g) Rear Yards to permit the construction of an addition (attached garage and three-seasons room) to an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 27.75 feet for the addition; and where the required rear yard is 50 feet, the applicant is proposing 41.1 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.



The subject property was granted variances for the front, rear, *and* side yard in 2022; however, that project never started so the variance is expired.

APPLICANT INFORMATION

PROPERTY OWNER AND APPLICANT: David & Suzanne Meyer
 12411 S. Elm Street
 Palos Park, IL 60464

PROPERTY INFORMATION

PROPERTY SIZE:	EXISTING ZONING:	SURROUNDING ZONING AND LAND USES:	COMPREHENSIVE PLAN LAND USE DESIGNATION:
22,178.6 sf	R-1-A One Family Dwelling District	North: R-1-A One Family Dwelling District, Single Family Residence	Low Density Single-Family Residential
ADDRESS: 12411 S. Elm Street	EXISTING LAND USE: Single-Family Residential	South: R-1-A One Family Dwelling District, Religious Institution	
PIN: 23-27-407-012-0000		East: R-1-A One Family Dwelling District, Single Family Residence	
		West: R-1-A One Family Dwelling District, Single Family Residence	

PUBLIC COMMENT: Staff has received no inquires or comments regarding the application at this time.

BACKGROUND

The subject property consists of a single sub-standard parcel (0.51 acres) zoned R-1-A Single Family Residential. The existing home is non-conforming as it encroaches into the required front setback. The property owner is requesting to construct an attached garage (on the south end of the home), connected to the home by a breezeway, a carport, and a new three-seasons room. The subject property is unique in that the required front and rear setbacks overlap; this results in a situation where not only is the existing house nonconforming, but it is impossible for any addition to the home to comply with Code. As shown in Table 1, below, the request complies with other applicable requirements.

In late 2021 the property owner requested variances to allow for the construct a garage addition (on the north side of the home) and a “screened porch”. This request was considered at the December 2021 ZBA meeting. The request was continued due to concern with how close it was to the north side property line. The applicant modified the plan to be further from the north property line. This revised plan was considered at the January 2022 ZBA meeting. The ZBA made a recommendation to approve the requested variances (5 in favor, 1 opposed, with one absent). The requested variances were formally approved by the Village Council in January 2022 as Ordinance 2022-03. Since no construction occurred within the timeframe specified by 1264.09 of the Code, the variances approved in 2022 have expired and are no longer valid. Table 1, below, shows the setback variances approved in 2022, in addition to information on the current proposal.

The current/new proposal would locate the garage addition to the *south* side of the home; this eliminates the need for a side yard variance since the revised location complies with the south side setback. Variances are still needed as the front and rear setbacks overlap and the 2022 variance is expired. As proposed, the addition would be 3.65 feet closer to the front (west) property line than the addition that was previously proposed. However, the proposed addition matches the distance the existing home has from the front property line (27.75 feet). The requested rear variance is 11.68 feet less than what had been granted in 2022.

Figure 1, on the next page, illustrates the current proposal and applicable zoning setback requirements per Code. Figure 2, also on the next page, compares the 2022 approved variances request with the current proposal.

	Requirement	Existing Residence	Approved 2022 Variances	Current/new Proposal (2025)
Lot Size	43,560 sf (1 ac)	22,178.6 sf (0.51 ac)	22,178.6 sf (0.51 ac)	22,178.6 sf (0.51 ac)
Lot Width	150 feet	198.52 feet	198.52 feet	198.52 feet
Setbacks/Yards				
Front (average of block)	65.54 feet	27.7 feet	31.4 feet	27.75 feet
Side (greater of 15% or 15')	29.78 feet	30.5 feet (north) 93.12 feet (south)	18.5 (north) N/A (south)	30.5 feet (north) 43.1 feet (south)
Rear	50 feet	51 feet	29.42 feet	41.1 feet
Total Side Yard	30 feet	123.62 feet	111.6 feet	73.6 feet
FAR	22%	15.3%	19.4%	20.2%
Building Coverage	20%	9.8%	13.9%	16.8%

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. The variances granted in 2022 are highlighted in blue.

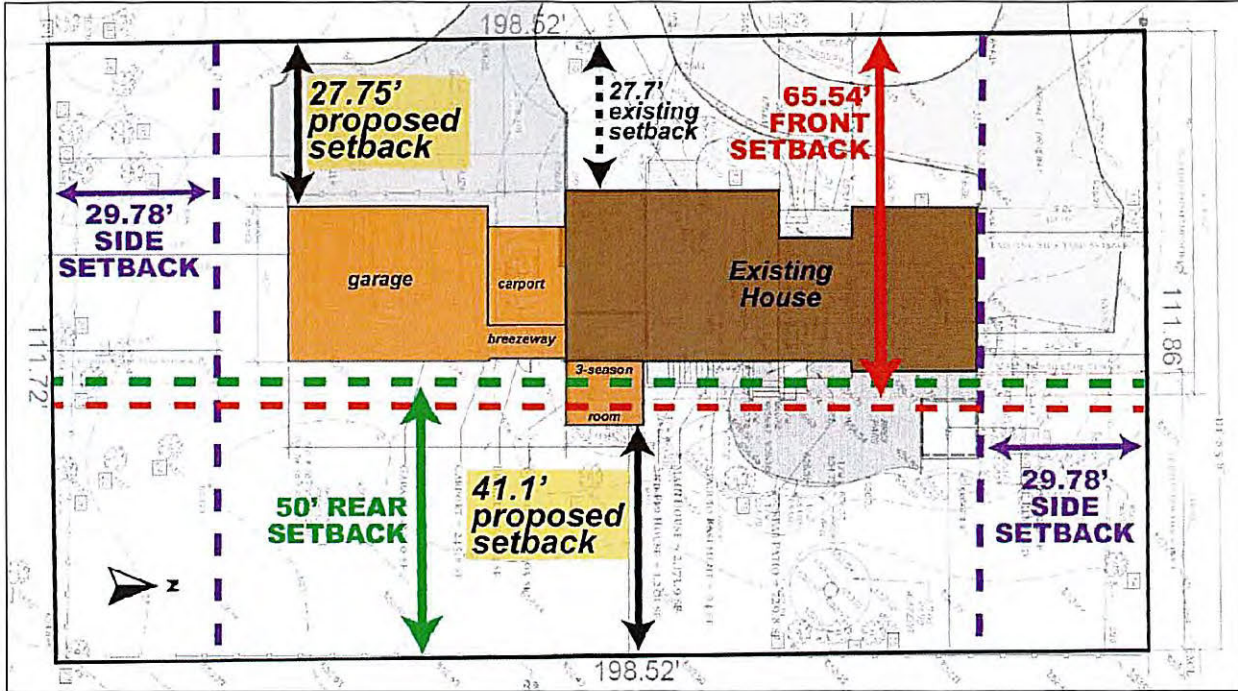


Figure 1: Proposed additions (3-seasons room, garage, carport) with required setbacks (north is to the right). Requested variances highlighted in yellow. Note the front setback (in red) overlaps with the rear setback (in green). North is to the right.

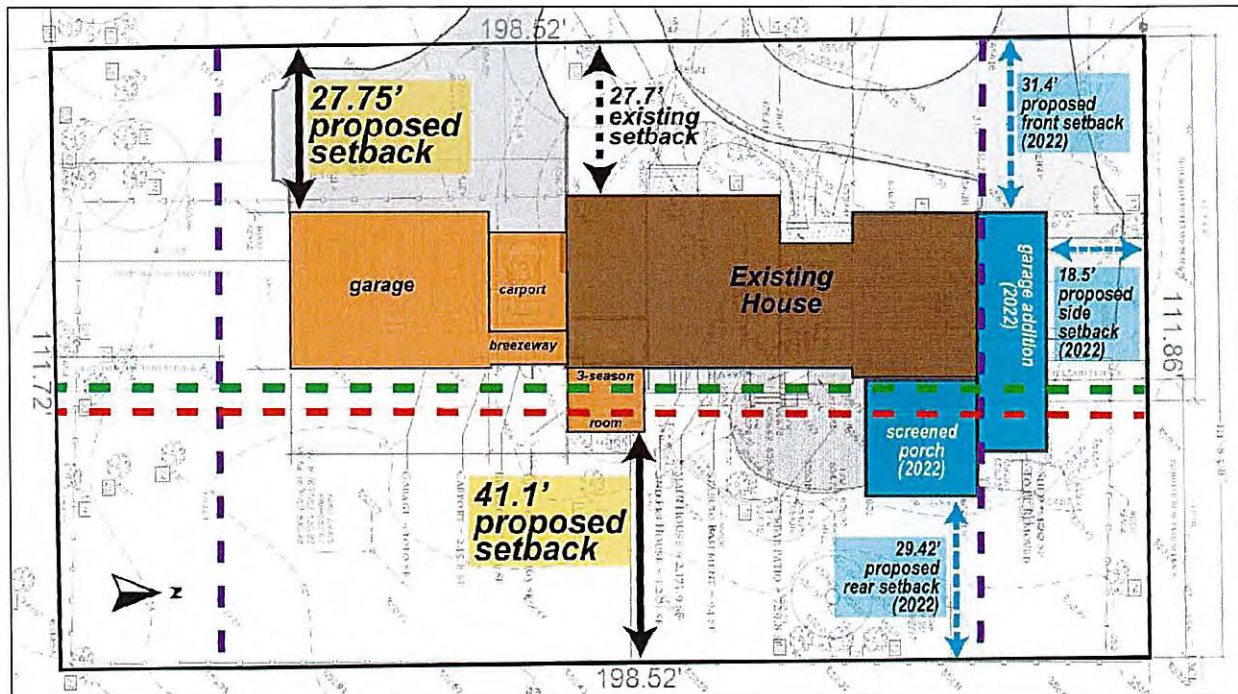


Figure 2: Current proposed additions (3-seasons room, garage, carport) are shown in orange (with requested variances highlighted in yellow). The previous proposal, with variances as approved in 2022, are shown in blue.

GRADING

In 2021, as part of the original variance request, the property owner noted a concern with the topography on the south side of the home. At the December 2021 meeting the property owner presented photographs of water on the south side of the home after heavy rains. Due to this, the property owner pursued the addition to the north side of the home (necessitating a side yard variance to the north).

Since the current request involves construction of the addition on the south side of the home, the applicant has been working with a professional engineer. The engineer has provided a letter (included in the packet) noting the proposed addition would extend “into the existing drainage swale that drains to the east” and that, in the opinion of the engineer, “that a grading plan can be designed that would move this swale further south, without impeding water that would negatively impact neighboring properties or create any standing water on the subject property.”

Staff has reviewed the plans and the letter with the Village Engineer, who does not have any issue with the letter provided. Grading/engineering plans would need to be provided with the building permit submittal for review prior to the issuance of any permit.

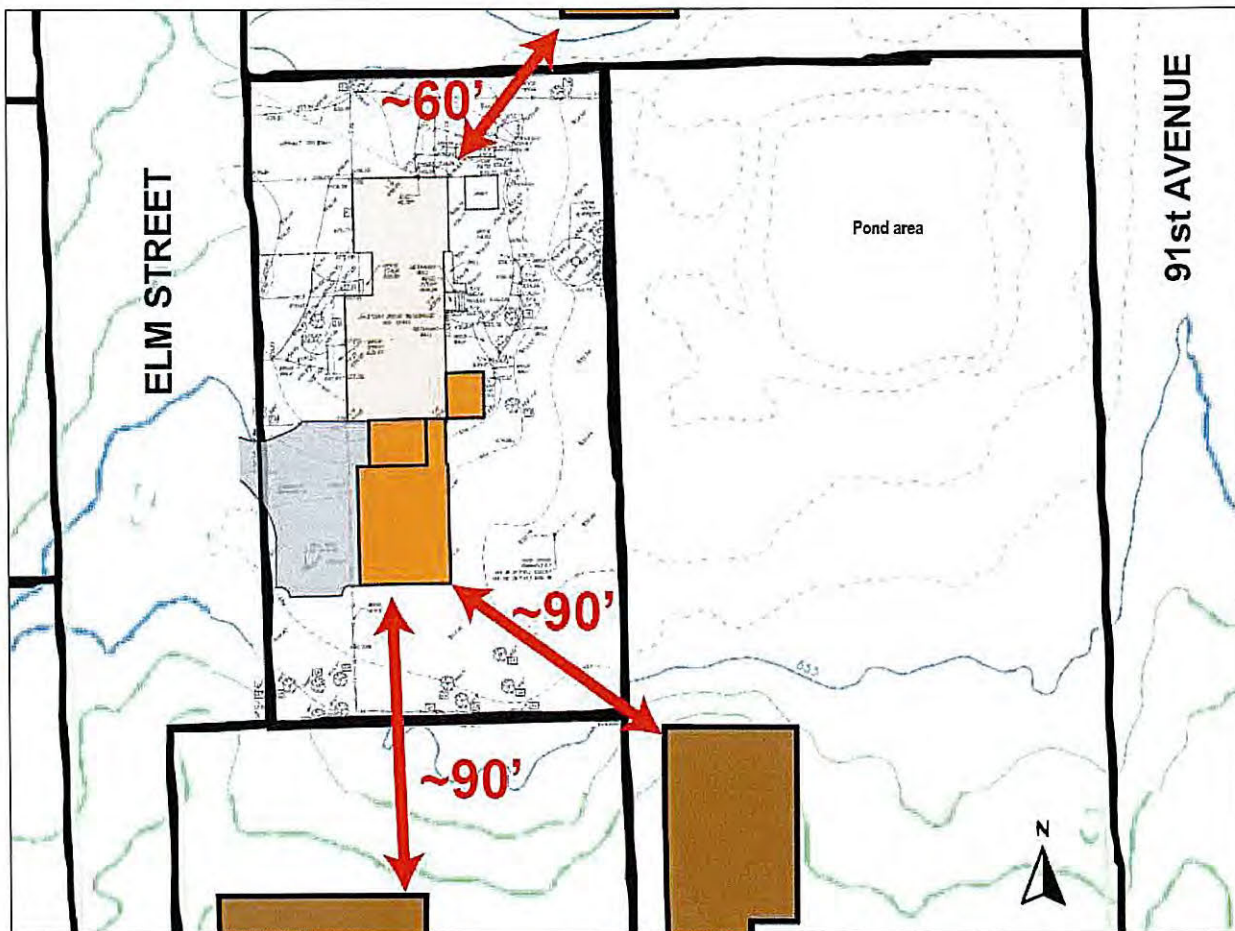


Figure 3: Subject property and topography; showing nearby homes (and estimated distances from proposed improvements) and pond area located on property to the rear (east). North is to the top.

TREES

Village Code does allow for the removal of trees, where removal of healthy specimen trees would require payment into the Village's tree bank fee. A 9" Silver Maple, which is not a specimen tree, must be removed to allow for the proposed development. The applicant is desirous of avoiding impacts to other trees to the extent possible. What has been submitted has been reviewed by Village Arborist, who notes the new driveway could impact trees in the Village right-of-way; but these are also non-specimen trees.

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 December 18, 2024, 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 AND SUMMARY

As noted in this report and in the attached "Report of Findings" (Findings of Fact), a variance should only be approved if it meets the applicable standards set in the Code. The staff has reviewed the application and recommends *approval* of the requested variance.

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 variations from the requirements of Chapter 1268.02(e) Front Yards and Chapter 1268.02(g) Rear Yards. Where the required front yard setback is 65.54 feet, the proposed front yard setback is 27.75 feet; and where the required rear yard is 50 feet, the proposed rear setback is 41.1 feet. The requested variances are for the property commonly known as 12441 Elm Street in Palos Park, IL.

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 Submittal
 - a. Application and Variance Hardship Criteria
 - b. Plat of Survey
 - c. Plans
 - d. Letter from Engineer
7. 2021-2022 Information

Exhibit 1: Report of Findings for Variance Requests

**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 2025-01: 12441 Elm Street**

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: The subject property is a parcel that is 22,178.6 sf (or 0.51 acres) in size. The applicable zoning setbacks for R-1-A zoned properties are intended for lots of 1 acre in size. In addition, the subject property only has a depth of 111.86 feet, which is less than the majority of the other parcels on the block, which have a depth of around 265 feet. This impacts the applicable front setback, which is based on the average front setback of the block. Since most of the adjacent properties have more than double the yard depth, those houses are set back further, which increases the required front setback for the subject property. Considering the lot depth of 111.86 feet and the required front setback of 52.4 feet and rear setback of 50 feet; the front and rear setbacks overlap. This would not allow for any buildable area on the subject property (the "buildable depth" is negative 3.68 feet). The existing house is setback 27.7 feet from the front property line and does not comply with the required front setback of 52.4 feet. The proposed front yard variance would allow the addition to match the 27.7 foot front setback of the existing home.

(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: As noted at the ZBA meetings in December 2021 and January 2022, the existing two-car garage does not allow for the parking of two vehicles in the garage due to the location of a stairway in the garage. The strict application of the setbacks as required by code would not serve only a temporary personal convenience, as usable garage space would benefit future property owners. As previously noted, there is no alternative development plan that could occur as it pertains to the required front and rear yard setbacks. These setbacks overlap, so it is impossible for any addition to be proposed without a variance. It should be noted that an alternative design had been considered previously (with approved variances) that required not just front and rear setback variances but also a side yard (north) setback variance request. The current proposal eliminates the need for the side yard variance. The current request also has a *lesser* rear yard variance request (the current rear yard variance request is to reduce the required 50 foot setback by 8.69 feet to 41.1'; as opposed to the previous approved rear yard variance which reduced the 50 foot rear setback by 20.58 feet to 29.42'). The current proposal does require a slightly larger front setback variance request, but it is only 3.7 feet more than what had been previously approved (current request is for 27.7 feet and in 2022 a 31.4' front setback was approved). This requested 27.7 foot front setback matches the existing setback of the home.

(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 applicant has stated that the variation would not alter the essential character, scale, intensity, and open space of the area and will be in keeping with the purpose of Section 1260.02 of the Code. The reduced setbacks should not alter the character or scale of the area or be injurious to adjacent property. The closest home to the subject property is the house to the north, and the current proposal no longer has an addition to the north, keeping the existing distance between the houses. The front setback variance request matches the existing setback of the home. The rear setback variance should not be injurious to other properties, as the adjacent property to the rear is a significantly larger property with the home on that lot located further south.

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 addition does not alter the existing single-family residential use of the subject property.

- (2) The zoning classification of property within the general area of the property in question;

Finding: The subject property and the surrounding area are zoned R-1-A One-Family Dwelling District. Other than the requested yard variances, the existing single-family residence with proposed addition is in conformance with the requirements of the R-1-A zoning district.

- (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 existing single-family residence with proposed addition 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 existing single-family residence with proposed addition is consistent with the Comprehensive Plan Land Use 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 property is a 22,178.6 square foot lot with 198.52 feet of lot width and frontage along Elm Street. The subject property is surrounded by other properties also zoned R-1-A.

EXHIBIT 2: AERIAL



Village of Palos Park GIS

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" =



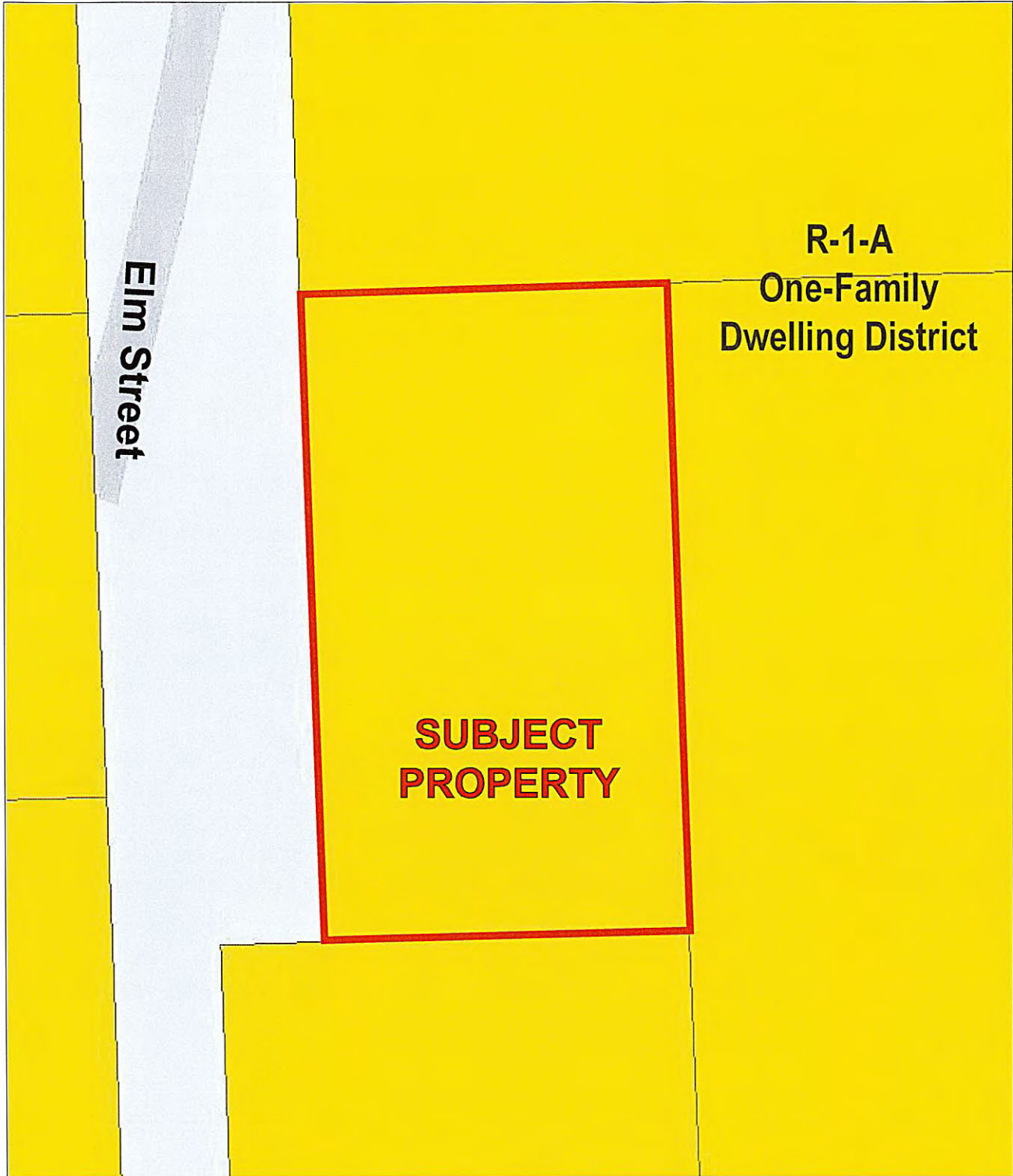
42'

VILLAGE OF PALOS PARK

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

Print Date: 12/16/2024

EXHIBIT 3: ZONING



Village of Palos Park GIS

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.



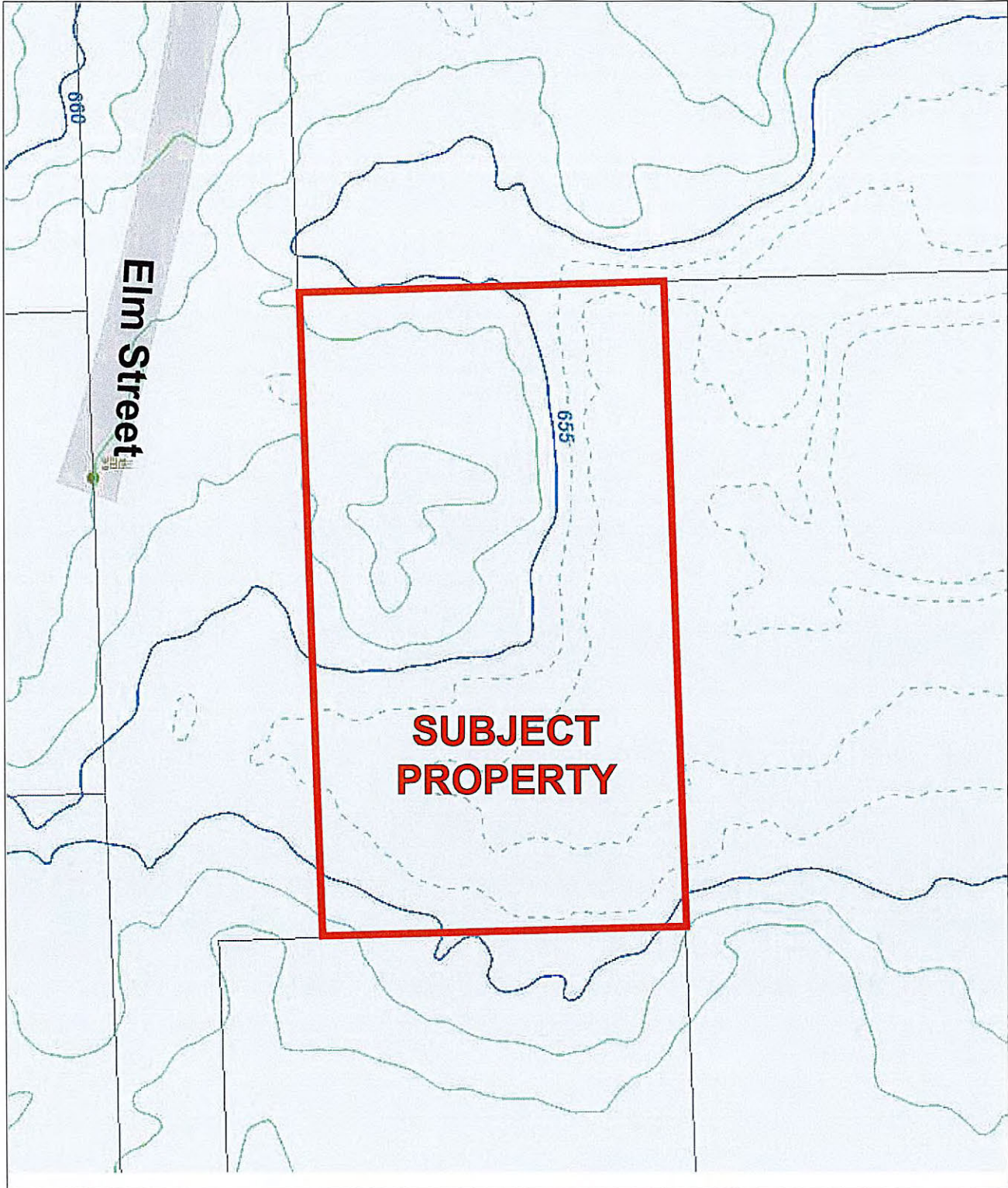
SCALE: 1" = 42'

VILLAGE OF PALOS PARK

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

Print Date: 12/16/2024

EXHIBIT 4: TOPOGRAPHIC



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" = 42'

Print Date: 12/16/2024







Rear of home, from 91st Avenue facing west



Rear of home, from 91st Avenue facing west

Exhibit 6: Applicant Submittal

Staff Report to the Village of Palos Park Zoning Board of Appeals (January 8, 2025)

Community Development Department

8999 West 123rd Street

Palos Park, IL 60464

Phone: 708-671-3700

Fax: 708-448-9542

E-mail: permits@palospark.org

Web: www.palospark.org



VILLAGE OF
PALOS PARK

Applic. Date: _____

File #: _____

Fee: _____

Application for Zoning Board of Appeals

1. Applicant _____ Daytime Phone _____

Mailing Address 12441 S. Elm Street, Palos Park, IL 60464

Email Address _____

2. Owner(s) of Record Same as applicants Daytime Phone _____

Mailing Address _____

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 12441 S. Elm Street

5. Permanent Index Number(s) of Subject Property 23-27-407-012-0000

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 South R-1-A

East R-1-A West R-1-A

8. Current Use _____ Proposed Use (if applicable) _____

9. Lot Square Footage 22,178.6 Building Square Footage 1st Flr 2173.9 sf
2nd Flr 1201.0 sf

10. Explanation of Relief requested Given the Zoning District required setbacks, The buildable depth on the Lot is 10'-0" between the Front and Rear Setbacks. The existing house is consequently non-conforming and nothing can be effectively added to the existing structure. The relief would allow for the construction of an attached 3-car garage at the South end of the Principal Structure in keeping with the Principal House Character

11. Ordinance Section seeking Relief from: 1268.02.e & 1268.02.g

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

12/06/2024

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

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 Lot is rendered unbuildable by the required Front and Rear Setbacks in 1268.02 for R-1-A Zoning Requirements. The two setbacks result in a negative depth for building.

-
- 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? **NO**
 - 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?

No. The variation is needed to permit any construction to occur on this lot due to the Zoning Setback Requirements. The Lot is unbuildable per the Zoning Code Metrics..

2. Is there another way to design the development that would be suitable for the permitted uses and that does not require a variance?

No. The variation is needed to permit any construction to occur on this lot due to the Zoning Setback Requirements. The Lot is unbuildable per the Zoning Code Metrics..

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

C. Community Impact

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

No. The design of the addition fits in with the scale of the homes in the neighborhood and the character is appropriate both in shape and material to the addition's subordinate function to the main body of the principal structure.

- 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. The Civil Engineer engaged on the project believes the site grading can be reasonably ith exis done without changing the runoff.

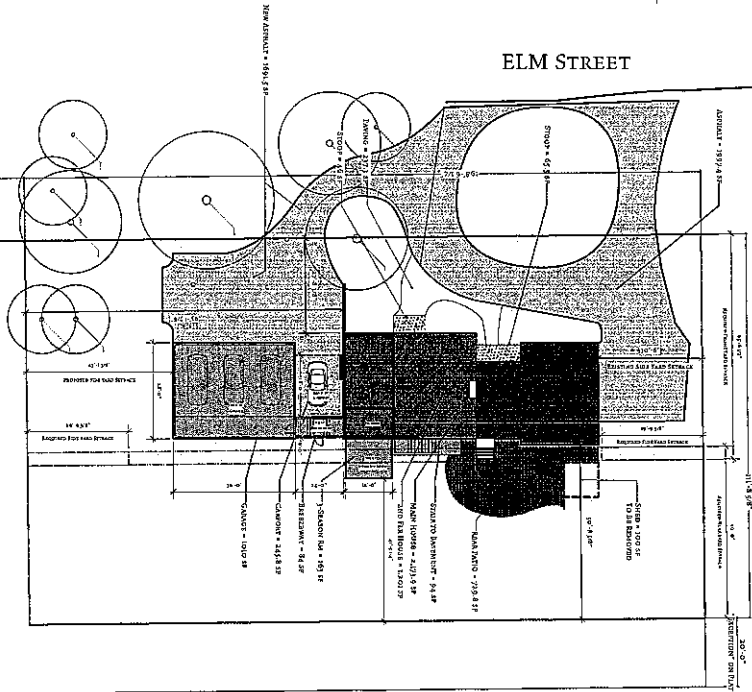
- a. Would it be detrimental to public interests? **NO**
- b. Would it be detrimental to Village Plans? **NO**

Meyer Garage Addition

12441 Elm Street
 Palos Park, Illinois 60464

Construction shall adhere to the following codes, as directed by the Village of Palos Park, Illinois:
 2009 International Energy Conservation Code
 2009 International Building Code
 2009 International Mechanical Code
 2009 International Plumbing Code
 2009 International Fire Code
 2009 International Fire Code
 2009 International Fire Code
 2009 International Fire Code
 Village of Palos Park Ordinance

Item No.	Description	Quantity	Unit	Notes
1	Excavation	100	sq. yd.	Excavation for foundation
2	Foundation	100	sq. yd.	Foundation for garage
3	Formwork	100	sq. yd.	Formwork for foundation
4	Reinforcement	100	sq. yd.	Reinforcement for foundation
5	Concrete	100	cu. yd.	Concrete for foundation
6	Excavation	100	sq. yd.	Excavation for garage floor
7	Foundation	100	sq. yd.	Foundation for garage floor
8	Formwork	100	sq. yd.	Formwork for garage floor
9	Reinforcement	100	sq. yd.	Reinforcement for garage floor
10	Concrete	100	cu. yd.	Concrete for garage floor
11	Excavation	100	sq. yd.	Excavation for garage walls
12	Foundation	100	sq. yd.	Foundation for garage walls
13	Formwork	100	sq. yd.	Formwork for garage walls
14	Reinforcement	100	sq. yd.	Reinforcement for garage walls
15	Concrete	100	cu. yd.	Concrete for garage walls
16	Excavation	100	sq. yd.	Excavation for garage roof
17	Foundation	100	sq. yd.	Foundation for garage roof
18	Formwork	100	sq. yd.	Formwork for garage roof
19	Reinforcement	100	sq. yd.	Reinforcement for garage roof
20	Concrete	100	cu. yd.	Concrete for garage roof

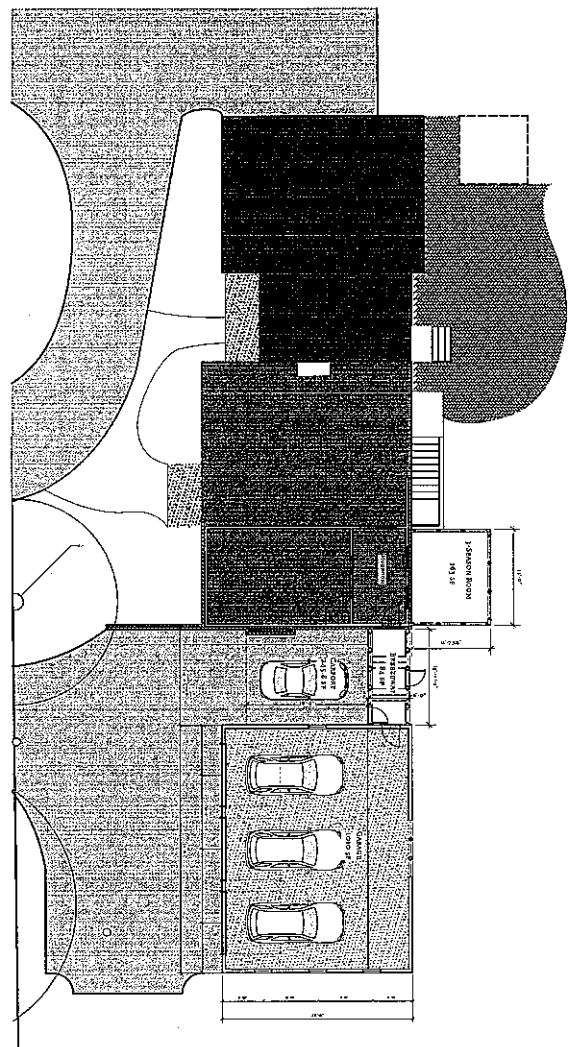


ELM STREET

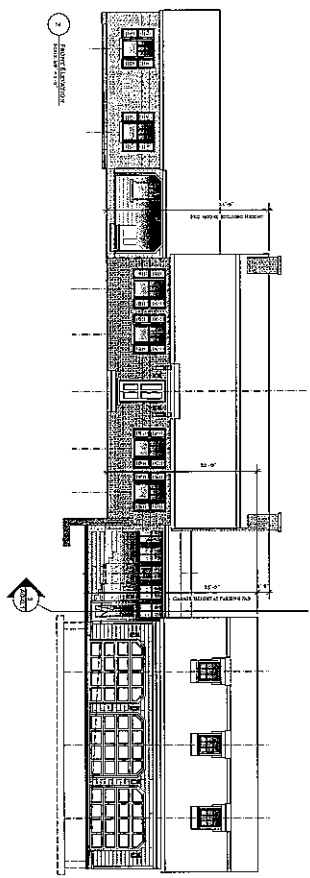
1 SITE PLAN
 SCALE: 1/8\"/>

Abbreviations

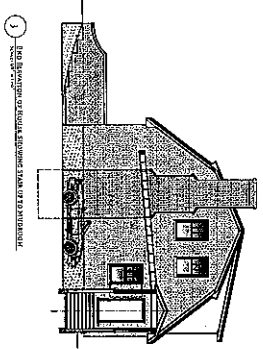
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AD	Asph/Flt	AS	Asph/Flt
AG	Asph/Flt	AS	Asph/Flt
AI	Asph/Flt	AS	Asph/Flt
AL	Asph/Flt	AS	Asph/Flt
AM	Asph/Flt	AS	Asph/Flt
AN	Asph/Flt	AS	Asph/Flt
AO	Asph/Flt	AS	Asph/Flt
AP	Asph/Flt	AS	Asph/Flt
AQ	Asph/Flt	AS	Asph/Flt
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BO	Asph/Flt	AS	Asph/Flt
BP	Asph/Flt	AS	Asph/Flt
BQ	Asph/Flt	AS	Asph/Flt
BR	Asph/Flt	AS	Asph/Flt
BS	Asph/Flt	AS	Asph/Flt
BT	Asph/Flt	AS	Asph/Flt
BV	Asph/Flt	AS	Asph/Flt
BW	Asph/Flt	AS	Asph/Flt
BX	Asph/Flt	AS	Asph/Flt
BY	Asph/Flt	AS	Asph/Flt
BZ	Asph/Flt	AS	Asph/Flt
CA	Asph/Flt	AS	Asph/Flt
CB	Asph/Flt	AS	Asph/Flt
CC	Asph/Flt	AS	Asph/Flt
CD	Asph/Flt	AS	Asph/Flt
CE	Asph/Flt	AS	Asph/Flt
CF	Asph/Flt	AS	Asph/Flt
CG	Asph/Flt	AS	Asph/Flt
CH	Asph/Flt	AS	Asph/Flt
CI	Asph/Flt	AS	Asph/Flt
CJ	Asph/Flt	AS	Asph/Flt
CK	Asph/Flt	AS	Asph/Flt
CL	Asph/Flt	AS	Asph/Flt
CM	Asph/Flt	AS	Asph/Flt
CN	Asph/Flt	AS	Asph/Flt
CO	Asph/Flt	AS	Asph/Flt
CP	Asph/Flt	AS	Asph/Flt
CQ	Asph/Flt	AS	Asph/Flt
CR	Asph/Flt	AS	Asph/Flt
CS	Asph/Flt	AS	Asph/Flt
CT	Asph/Flt	AS	Asph/Flt
CU	Asph/Flt	AS	Asph/Flt
CV	Asph/Flt	AS	Asph/Flt
CW	Asph/Flt	AS	Asph/Flt
CX	Asph/Flt	AS	Asph/Flt
CY	Asph/Flt	AS	Asph/Flt
CZ	Asph/Flt	AS	Asph/Flt
DA	Asph/Flt	AS	Asph/Flt
DB	Asph/Flt	AS	Asph/Flt
DC	Asph/Flt	AS	Asph/Flt
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JZ	Asph/Flt	AS	Asph/Flt
KA	Asph/Flt	AS	Asph/Flt
KB	Asph/Flt	AS	Asph/Flt
KC	Asph/Flt	AS	Asph/Flt
KD	As		



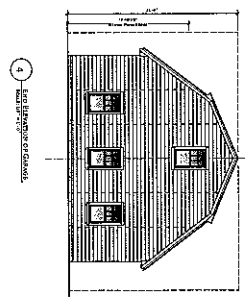
1 - First - Last Floor Plan & Details
 Scale: 1/8" = 1'-0"



2 - First Floor Elevation
 Scale: 1/8" = 1'-0"



3 - 3D PERSPECTIVE OF PROPOSED BUILDING
 Scale: 1/8" = 1'-0"



4 - First Floor Elevation of Existing
 Scale: 1/8" = 1'-0"

300017-1-2016-010-010

MR
 KENNETH A. MATHIAS
 30 East Oakdale
 Grand Rapids, Michigan 49508
 616-776-6666 (PH)
 kenneth@mrma.com

DEER PARK TOWN OF DEER PARK
 ZONING DEPARTMENT
 10000 DEER PARK AVENUE
 DEER PARK, MI 49829
 (507) 891-1234

GENERAL REVIEW
 Status: **APPROVED** for the proposed plan
 PROJECT: **WORTH GARAGE ADDITION**
 PROJECT NO: **160012-1-2016-010-010**

ADDITIONAL REVIEW
 Status: **APPROVED**
 PROJECT: **WORTH GARAGE ADDITION**

REVIEW	DATE	REVIEWER	REMARKS
ZONING REVIEW		RECEIVED FOR REVIEW	
PLANNING			
ENGINEERING			
ENVIRONMENTAL			
FINANCIAL			
LEGAL			
OTHER			

AO-0-1

Exhibit 6: Applicant Submittal

December 12, 2024

Village of Palos Park
Kaptur Administrative Center
8999 West 123rd St
Palos Park, IL 60464

RE: 12441 S Elm St., Palos Park
Drainage issue for garage addition

To the Village,

I have reviewed the proposed site plan prepared by Randall Architects and the topographic survey prepared by my firm.

The proposed garage addition will extend south, into the existing drainage swale that drains to the east. It has been communicated to me that there are concerns that this addition will create drainage problems for the neighborhood.

It is my opinion that a grading plan can be designed that would move this swale further south, without impeding water that would negatively impact neighboring properties or creating any standing water on the subject property. This grading plan would attempt to save as many existing trees as possible. However, there is a good chance that some trees would need to be removed to achieve the grades necessary to maintain the existing drainage characteristics.

This grading plan would be subject to Village review and approval and would require stormwater calculations to show that the proposed conditions would not be hydrologically different from the existing conditions.

Please feel free to contact us should you have any questions or comments regarding this information.

Sincerely,



Robert Walker, P.E.,
Managing Director, Aurora Office
Bono Consulting Civil Engineers

ORDINANCE NO. 2022-03

**AN ORDINANCE APPROVING CERTAIN
FRONT YARD, SIDE YARD AND REAR YARD SETBACK VARIATIONS
(12441 South Elm Street)**

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

SECTION 1:

A. That on January 12, 2022, the Zoning Board of Appeals of the Village of Palos Park heard a request for the variations set forth below, pursuant to proper notice.

B. That on January 12, 2022, the Zoning Board of Appeals of the Village of Palos Park recommended the variations hereinafter set forth to the Village Council.

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

SECTION 2: That the following variations are limited to the property legally described as follows:

THE WEST 1/2 OF THE SOUTH 1/2 (EXCEPT THE SOUTH 100.0 FEET THEREOF) AND (EXCEPT THE EAST 20.0 FEET THEREOF) OF BLOCK 6 IN MONSON AND SMITH'S 1ST ADDITION TO PALOS PARK IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-27-407-012.

Common Address: 12441 South Elm Street, Palos Park, Illinois.

SECTION 3: That a 34.14 foot variation (52.09%) from the 65.54 foot minimum front yard setback requirement of Section 1268.02(e) of the Palos Park Village Code is granted to the owner(s) of the above-described property, relative to the construction of an attached garage and screened porch in regard to the existing single-family residence on the above-

described property. [Decreasing the required front yard setback to 31.40 feet.]

SECTION 4: That an 11.29 foot variation (37.91%) from the 29.78 foot minimum side yard setback requirement of Section 1268.02(f) of the Palos Park Village Code is granted to the owner(s) of the above-described property, relative to the construction of an attached garage and screened porch in regard to the existing single-family residence on the above-described property, for the North side yard setback. [Decreasing the required North side yard setback to 18.50 feet.]

SECTION 5: That a 20.58 foot variation (41.16%) from the 50.00 foot minimum rear yard setback requirement of Section 1268.02(g) of the Palos Park Village Code is granted to the owner(s) of the above-described property, relative to the construction of an attached garage and screened porch in regard to the existing single-family residence on the above-described property. [Decreasing the required rear yard setback to 29.42 feet.]

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

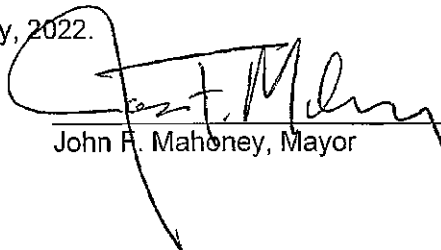
ADOPTED this 24th day of January, 2022 pursuant to a roll call vote as follows:

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

NAYS: -0-

ABSENT: -0-

APPROVED by me this 24th day of January, 2022.


John F. Mahoney, Mayor

ATTEST:


Marie Arrigoni, Village Clerk

Village Council Minutes 01/24/2022

E. To acknowledge the Chicago Southland Convention and Visitors Bureau as our Convention and Visitors Bureau of record for the marketing and promotion of the tourism industry

F. To approve payment to PATSE Bus Service for 57 rides provided to Palos Park residents from May 1, 2020 to April 30, 2021 in the amount of \$541.50

G. To approve payment of invoices on the Warrant List dated January 24, 2022 in the amount of \$173,673.00

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

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

NAYS: -0-

ABSENT: -0-

OLD BUSINESS: None

BOARD, COMMISSION AND COMMITTEE RECOMMENDATIONS: Mayor Mahoney presented Ordinance 2022-03 An Ordinance Approving Certain Front, Side Yard and Rear Yard Setback Variations (12441 Elm Street). The ordinance states the Village Council approves and adopts the findings and recommendations of the Zoning Board of Appeals for a 34.14 foot variation from the 65.54 foot minimum front yard setback requirement of Section 1268.01(e), a 11.28 foot variation from the 29.78 minimum side yard setback requirement of Section 1268.02(f) and a 20.58 foot variation from the 50 foot minimum rear yard setback requirement of Section 1268.02(g) of the Palos Park Village code relative to the construction of an attached garage and screened porch in regard to the existing single-family residence at 12441 Elm Street. Mayor Mahoney continued with the background information contained in the council packet. The Zoning Board of Appeals held a public hearing and discussed the requested variances at its January 12, 2022 meeting. Concurring with the findings as outlined in the Staff Report, the Zoning Board of Appeals recommended that the Village approve the requested front, side, and rear yard setbacks with a vote of five (5) yes, one (1) no, with one (1) absent.

Commissioner Polk moved, seconded by Commissioner Milovich-Walters to approve Ordinance 2022-03 An Ordinance Approving Certain Front, Side Yard and Rear Yard Setback Variations (12441 Elm Street).

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

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

NAYS: -0-

ABSENT: -0-

INFORMATION & UPDATES:

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

PAY ESTIMATE NO. 4 FINAL FOR THE 2022 MFT PAVEMENT IMPROVEMENT PROJECT:

Commissioner Milovich-Walters presented Pay Estimate No. 4 and Final in the amount of \$85,138.12 to Lindahl Bros. Inc.

Commissioner Milovich-Walters moved, seconded by Commissioner Polk to approve Pay Estimate No. 4 and Final for the 2022 MFT Pavement Improvement Project to Lindahl Bros. Inc., in the amount of \$85,138.12.



VILLAGE OF
PALOS PARK

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

Meeting of: January 24, 2022

7:30 PM

Kaptur Administrative Center

AGENDA MATTER:

ZBA 2021 - 07: A request for variations from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage and screened porch on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 31.4 feet; where the required side yard setback is 29.78 feet, the applicant is proposing 18.5 feet; and where the required rear yard is 50 feet, the applicant is proposing 29.42 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

BACKGROUND:

The subject property consists of a single sub-standard parcel (0.51 acres) zoned R-1-A Single Family Residential. The existing home is non-conforming as it encroaches into the required front setback. The applicant is proposing an attached garage and screened room addition. The garage addition is being pursued by the applicant as the existing garage, while intended as a two-car garage, does not allow for the parking of two vehicles in the garage due to the location of a stairway inside the garage.

The applicant presented a concept to staff in the spring of 2021 proposing an addition that matched (or was in-line) with the front façade of the existing attached garage. However, that could not be pursued because it would have required a front yard variance request greater than allowed (at the time) by Section 1264.04 of the Village Code. In October, the applicant revised the plans and formally submitted for the Zoning Board of Appeals (ZBA) meeting in December, with a request for variances to the required front, side, and rear setbacks. In general, the ZBA expressed concerns about the requested side yard variance (a proposed side yard of 12 feet) and inquired about an alternative design that would better take advantage of the existing garage while also being further away from the side (north) lot line than proposed.

Based on this feedback (and taking advantage of Ordinance 2021-30, which eliminated the limit on the amount of a variance that could be requested) the applicant submitted revised plans, which were considered by the ZBA at their January 12, 2022 meeting. This revision (which is similar to the original concept presented to staff in this past spring) has the proposed garage addition matching the front façade of the existing attached garage. Front, side, and rear setback variances are still required; however, the requested side setback is 18.5 feet, which is an increase from the 12 feet which was proposed in December.

Exhibit 7: 2021-2022 Information

STAFF RECOMMENDATION

The lot was developed prior to current regulations and is smaller than the one acre minimum required by the code. These conditions have existed prior to the establishment of current standards and is unavoidable by the current owner of the property. In addition, the lot is not as deep as the majority of the other lots on the block, resulting in those homes being set further back and creating a larger required front setback. Finally, the topography of the lot and presence of numerous trees creates difficulty for the property owner to construct the addition in an alternative location. These considerations create an undue burden on the property owner regarding improving the property with a building addition. Staff recommends approval of the requested variations.

ZONING BOARD OF APPEALS RECOMMENDATION:

The Zoning Board of Appeals held a public hearing and discussed the requested variances at its December 8, 2021 and January 12, 2022 meetings. Concurring with the findings as outlined in the Staff Report, the Zoning Board of Appeals moved to recommend that the Village Council approve the requested 31.4 foot front yard setback, 18.5 foot side yard setback, and a 29.42 foot rear yard setback; rather the setbacks as required by Chapter 1268.02 (e), (f) and (g) of the Village of Palos Park Code to allow the construction of a garage addition and screen room addition on the property commonly known as 12441 Elm Street. The vote was five (1) yes, one (1) no, with one (1) absent. Staff received written comments from two neighbors in support of the requested variances prior to the December ZBA meeting.

RECOMMENDED MOTIONS:

I move to approve Ordinance 2022 – 03 an Ordinance Approving Certain Front Yard, Side Yard, and Rear Yard Setback Variations (12441 S. Ehn Street).

Attachments:

Ordinance 2022-03

Transmittal of Recommendation

Proposed Plan

Staff Report to the Village of Palos Park Zoning Board of Appeals (January 2022)

Staff Report to the Village of Palos Park Zoning Board of Appeals (December 2021)



VILLAGE OF
PALOS PARK

TO: G. Darryl Reed, Building Commissioner
MEETING DATE: January 24, 2022 at 7:30 pm
FROM: Nancy Konior, Acting Chair
SUBJECT: Transmittal of Zoning Board of Appeals Recommendation

PROJECT TITLE

ZBA 2021 - 07: A request for variations from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage and screened porch on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 31.4 feet; where the required side yard setback is 29.78 feet, the applicant is proposing 18.5 feet; and where the required rear yard is 50 feet, the applicant is proposing 29.42 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

PUBLIC HEARING

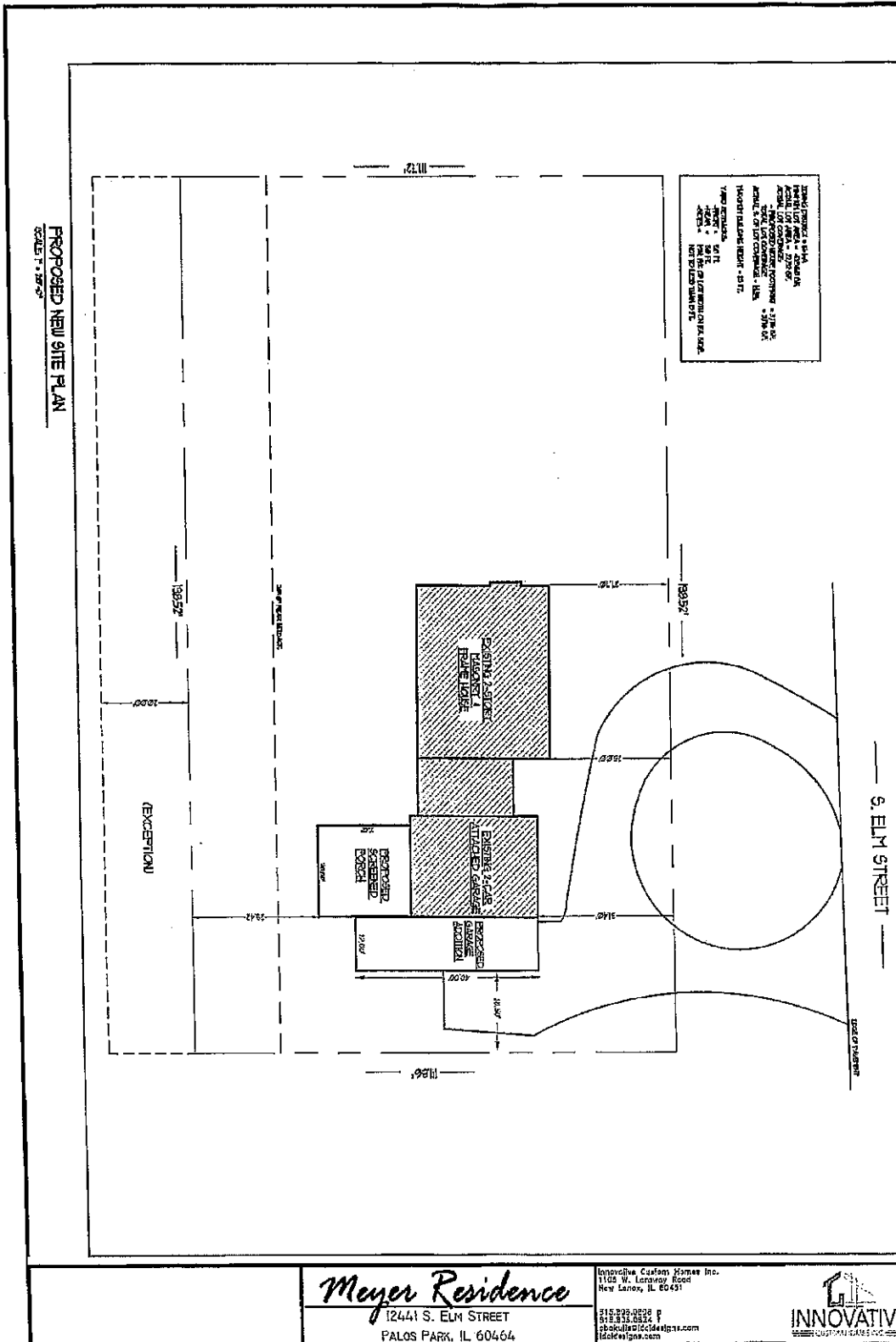
The Zoning Board of Appeals held a public hearing regarding application #ZBA 2021 – 07 on December 8, 2021 and January 12, 2022. No residents spoke at either the public hearing. Staff received written comments from two neighbors in support of the requested variances prior to the December ZBA meeting.

RECOMMENDATION

Concurring with the findings as outlined in the Staff Report, the Zoning Board of Appeals moved to recommend that the Village Council approve the requested 31.4 foot front yard setback, 18.5 foot side yard setback, and a 29.42 foot rear yard setback; rather than the 65.54 foot front yard setback, 29.78 foot side yard setback, and 50 foot rear yard setbacks as required by Chapter 1268.02 (e), (f) and (g) of the Village of Palos Park Code to allow the construction of a garage addition and screen room addition on the property commonly known as 12441 Elm Street. The vote was five (1) yes, one (1) no, with one (1) absent.

Exhibit 7: 2021-2022 Information

Proposed Plan



Meyer Residence
12441 S. ELM STREET
PALOS PARK, IL 60464

Innovative Custom Homes Inc.
1100 W. Lawrence Road
New Lenox, IL 60451
312.992.8890 P
312.992.8892 F
cbokull@icshomes.com
icshomes.com





**VILLAGE OF
PALOS PARK**

ZONING BOARD OF APPEALS

WEDNESDAY, JANUARY 12, 2022 AT 7:30PM

APPROVED MINUTES

- I. ROLL CALL:** The meeting of the Zoning Board of Appeals of the Village of Palos Park, Cook County, Illinois was called to order at 7:32PM.

Chairman Pro-Tem: Nancy Konior

Members: Phyllis Adams, Vanetta Wiegman, Mike Wade, Patrick Melvin, Richard Bone

Absent: John Marsh

Staff: Mark Herman, Community Development Director
Kathleen Fitzgibbons Building Department Coordinator

- II. APPROVAL OF PRIOR MEETING MINUTES:** Chair Marsh called for a motion to approve the minutes of the December 8, 2021 Zoning Board of Appeals. Motion was made by Member Adams, second by Nancy Konior to approve the minutes.

Upon roll call vote, the motion carried as follows:

AYES: -5 Phyllis Adams, Vanetta Wiegman, Nancy Konior
Mike Wade and Patrick Melvin

NAYS: -0

ABSTAIN: -1 Richard Bone

ABSENT: -1 John Marsh

III. PUBLIC HEARING:

ZBA 2021 - 07: A revised application has been filed requesting variations from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage and screened porch on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 31.4 feet; where the required side yard setback is 29.78 feet, the applicant is proposing 18.5 feet; and where the required rear yard is 50 feet, the applicant is proposing 29.42 feet. The subject property is commonly known as in Palos Park, IL.

Exhibit 7: 2021-2022 Information

Mr. David Meyer, the petitioner, presented his variation requests to permit the construction of an attached garage on an existing residence because his current property only has an attached garage that functions as only a one car garage. Discussion was had by the ZBA members considering the petitioner's request for a front yard setback of 31.4 feet; where the required side yard setback is 29.78 feet, the applicant is proposing 18.5 feet; and where the required rear yard is 50 feet, the applicant is proposing 29.42 feet.

The ZBA discussed the request and had concerns about the proposed size of the side yard setback, the distance of the proposed work to adjacent structures, and discussed potential alternative design related to use of the existing attached garage.

Upon roll call vote, the motion to recommend continuing the request to the next regularly scheduled meeting carried as follows:

AYES: -5 Phyllis Adams, Nancy Konior
Mike Wade, Patrick Melvin and Richard Bone
NAYS: -1 Vanetta Wiegman
ABSENT: -1 John Marsh

IV. NEW BUSINESS: No new business

V. AUDIENCE COMMENTS: None

VI. ADJOURNMENT:

There being no further business, Member Adams made a motion, second by Member Melvin, to adjourn the meeting at 8:15 PM. Upon voice vote, the motion carried unanimously.

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

March 9, 2022.

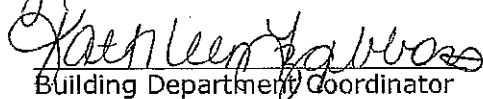

Kathleen Jablonski
Building Department Coordinator

Exhibit 7: 2021-2022 Information



TO: Village of Palos Park Zoning Board of Appeals
HEARING DATE: January 12, 2022 at 7:30pm
FROM: Building Department
SUBJECT: Staff Report

PROJECT TITLE

ZBA 2021 - 07: A revised application has been filed requesting variations from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage and screened porch on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 31.4 feet; where the required side yard setback is 29.78 feet, the applicant is proposing 18.5 feet; and where the required rear yard is 50 feet, the applicant is proposing 29.42 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

APPLICANT INFORMATION

PROPERTY OWNER(s): David & Suzanne Meyer
12411 S. Elm Street
Palos Park, IL 60464

EXHIBITS:

1. Aerial of Subject Property
2. Zoning of Subject Property
3. Topographic Map of Subject Property
4. Staff Photos of Subject Property
5. Revised Plan
6. Narrative from Applicant
7. Plat of Survey
8. Application for Zoning Variance, Variance Hardship Criteria

PUBLIC HEARING NOTICE: The notice for this hearing was published in *The Regional News* on December 23, 2021 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the Village notified neighboring property owners within 350' of the subject property 15-30 days prior to the date of the hearing.

NEIGHBORHOOD COMMENT: Staff has received no inquires or comments regarding the revised application. There were comments previously received as noted in the December Staff Report.

PROPERTY INFORMATION

EXISTING ZONING: R-1-A One Family Dwelling District
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 22,192.55 square feet
PIN: 23-27-407-012-0000

SURROUNDING ZONING AND LAND USES:

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

COMPREHENSIVE PLAN

Land Use Designation: Low Density Single Family Residential

ANALYSIS

DESCRIPTION

The subject property, commonly known as 12441 S. Elm Street, consists of a single parcel zoned R-1-A Single Family Residential. The property is developed with an existing single-family residence with an attached garage. This past spring the applicant presented an initial concept to Village staff in which the garage addition would be in-line with the front façade of the existing house. However, Section 1264.04 of the Village Code limited the amount of a yard variance that could be requested. This forced the applicant to change his plan as the existing house does not conform with the required front setback and an addition matching the existing front façade would have required a variance greater than the limits set in Section 1264.04. The changed plan was presented to the Zoning Board of Appeals (ZBA) at their December meeting. In general, the ZBA did not have any issues with the proposed front and rear variance requests at that time; however, the ZBA did express concerns with the proposed side yard variance request (a proposed side yard of 12 feet, with a potential 10.5 feet side yard also discussed) and inquired about an alternative design that would better take advantage of the existing garage while also being further away from the side (north) lot line than proposed.

Based on the feedback from the December ZBA meeting the applicant has revised the plans for the proposed attached garage and screened porch addition, with the garage addition in-line with the front façade of the existing home and with a proposed side yard greater than what was previously proposed. The new proposed side setback is 18.5 feet, which is an increase from the 12 feet which was proposed in December.

Per code the required front yard setback is 65.54 feet. At its closest, the existing house is only 27.7 feet from the front property line. The existing attached garage is 31.4 feet from the front property line. As such the existing house does not conform with the required front setback. In order to build an attached garage addition that matches (or is in-line) with the existing attached garage a variance is required. However, a variance of 34.14 feet (which is what is required to reduce the 65.54 required setback to 31.4 feet) represents a 52.1% reduction; a request that was not even allowed to be considered prior to the approval of Ordinance 2021-30 this past November, which amended Section 1264.04 to eliminate the limit on the amount of a setback variance could be requested. In short, the property owner could not even request a variance to allow an addition to his house that follows the established front setback of the existing home prior to the recent text amendment.

Exhibit 7: 2021-2022 Information

ZBA 2021-07 12441 Elm Street
January 12, 2022

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Table 1 (below) provides a summary of the proposed additions as it pertains to applicable zoning requirements. Figure 1 (also below) provides a graphical depiction of the required setbacks and proposed additions at the subject property.

	Requirement	Existing Residence	December 2021 ZBA (Building Addition)	January 2022 ZBA (Building Addition)
Lot Size	43,560 sf (1 ac)	22,192 sf (0.51 ac)	22,192 sf (0.51 ac)	22,192 sf (0.51 ac)
Lot Width	150 feet	198.52 feet	198.52 feet	198.52 feet
Setbacks/Yards				
Front (average of block)	65.54 feet	27.7 feet	52.4 feet	31.4 feet
Side (greater of 15% or 15')	29.78 feet	30.5 feet (north) 91 feet (south)	12 feet (north) [10.5 also proposed] N/A (south)	18.5 (north) N/A (south)
Rear	50 feet	51 feet	29.25 feet	29.42 feet
Total Side Yard	30 feet	121.5 feet	103 feet	109.5 feet
FAR	22%	15.3%	19.8%	19.4%
Building Coverage	20%	9.8%	14.3%	13.9%

Table 1: Summary of Proposed Additions with Applicable Zoning Requirements

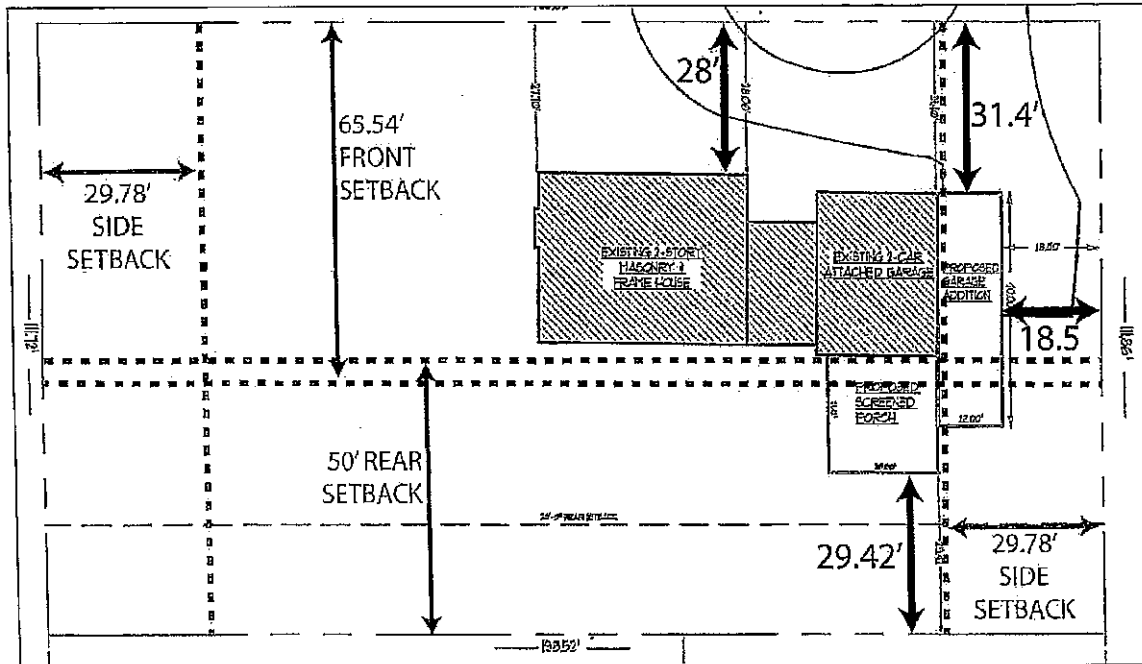


Figure 1: Required and Proposed Setbacks
(North is to the right)

ANALYSIS OF STANDARDS – VARIATIONS

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

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

Finding. The subject property is a parcel that is 22,192 sf (or 0.51 acres) in size. The applicable zoning setbacks for R-1-A zoned properties are intended for lots of 1 acre in size. In addition, the subject property only has a depth of 111.86 feet, which is less than the majority of the other parcels on the block, which have a depth of around 265 feet. This impacts the applicable front setback, which is based on the average front setback of the block. Since most of the adjacent properties have more than double the yard depth, those houses are set back further, which increases the required front setback for the subject property.

Note that locating the garage addition to the south side of the house might remove the need for a side yard setback variance; but there is a notable slope to the south of the house which makes an addition in this area difficult. The applicant had previously photos (which were an exhibit in the December ZBA Staff Report) from a recent storm event showing that the area floods. In addition, a garage addition to the south and associated driveway extension would result in the need to remove numerous trees.

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

Finding. The strict application of the setbacks as required by code would not serve only a temporary personal convenience, as usable garage space would be benefit future property owners.

As previously noted, there is no alternative development plan that could occur as it pertains to the required front and rear yard setbacks. These setbacks overlap, so no addition could occur without a variance. An alternative development plan in which the proposed addition is to the south of the existing home, and not to the north, has been considered and would eliminate the need for the side yard setback. However, the topography of the lot results in considerably more slope to the south, which according to the applicant floods regularly, and would result in the need to remove a considerable number of trees. Utilization of the north side of the property would allow for use of the existing driveway and require removal of fewer (possibly no) trees.

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

Finding. The applicant has stated that the variation would not alter the essential character, scale, intensity, and open space of the area and will be in keeping with the purpose of Section 1260.02 of the Code. The reduced setbacks should not alter the character or scale of the area or be injurious to adjacent property. As seen in Figure 2 (below) the proposed addition and reduced side setback would result in the structure being approximately 45 feet from the nearest residence (to the northeast). Distances of 45 feet or less between buildings are not uncommon in the area of the subject property (see Figure 3, below) and therefore the requested variance would not alter the essential character or scale of the area, particularly with properties abutting the east side of Elm Street.

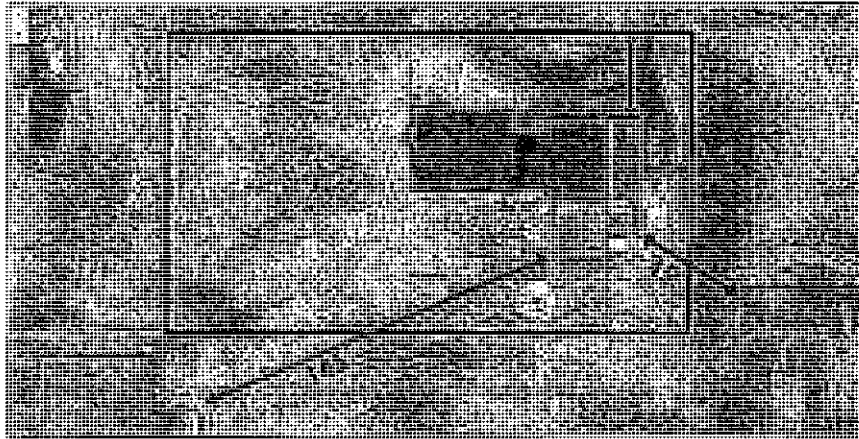


Figure 2: Approximate Distances to Adjacent Buildings
(North is to the right)

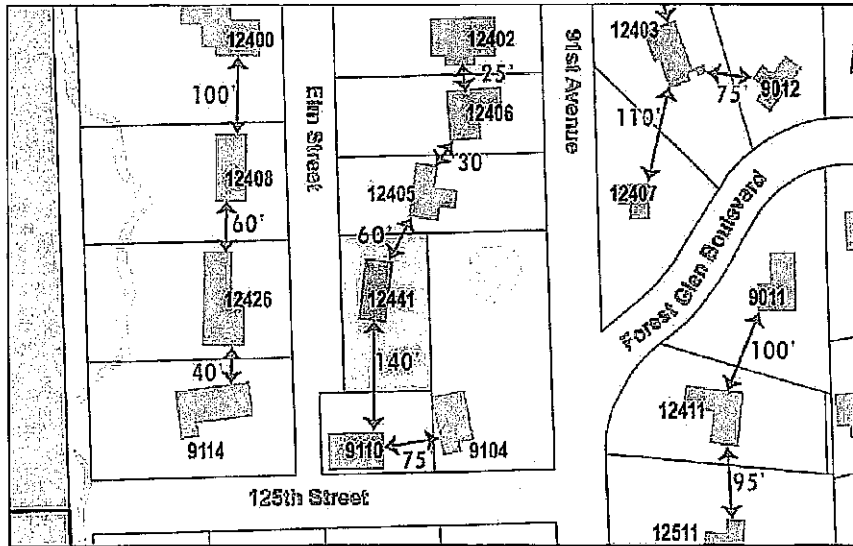


Figure 3: Approximate Distances Between Existing Buildings
(North is to the top)

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

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

Finding. The existing uses in the surrounding area are all residential uses. The proposed addition does not alter the existing single-family residential use of the subject property.

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

Finding. The subject property and the surrounding area are zoned R-1-A One-Family Dwelling District. Other than the requested yard variances, the existing single-family residence with proposed addition is in conformance with the requirements of the R-1-A zoning district.

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

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

7. **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 existing single-family residence with proposed addition is consistent with the residential trend of development in the surrounding area.

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

Finding. The existing single-family residence with proposed addition is consistent with the Comprehensive Plan Land Use designation of Low Density Single Family Residential.

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

Finding. The property is a 22,192 square foot lot with 198.52 feet of lot width and frontage along Elm Street. The subject property is surrounded by other properties also zoned R-1-A.

STAFF RECOMMENDATION

The lot was developed prior to current regulations and is smaller than the one acre minimum required by the code. These conditions have existed prior to the establishment of current standards and is unavoidable by the current owner of the property. In addition, the lot is not as deep as the majority of the other lots on the block, resulting in those homes being set further back and creating a larger required front setback. Finally, the topography of the lot and presence of numerous trees creates difficulty for the property owner to construct the addition in an alternative location. These

Exhibit 7: 2021-2022 Information

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January 12, 2022

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considerations create an undue burden on the property owner regarding improving the property with a building addition. The applicant has submitted revised plans in an attempt to address the concerns raised by the ZBA at the previous meeting. The revised plan calls for a garage addition that matches the front façade of the existing house, that better utilizes the existing attached garage space, and provides a greater side yard depth than previously proposed. Staff recommends approval of the requested variations.

RECOMMENDED MOTION

Concurring with the findings as outlined in the Staff Report, I move to recommend that the Village Council approve the requested 31.4 foot front yard setback, 18.5 foot side yard setback, and a 29.78 foot rear yard setback; rather than the 65.54 foot front yard setback, 29.78 foot side yard setback, and 50 foot rear yard setbacks as required by Chapter 1268.02 (e), (f) and (g) of the Village of Palos Park Code to allow the construction of a garage addition and screen room addition on the property commonly known as 12441 Elm Street.

Exhibit 7: 2021-2022 Information

Exhibit 6: Narrative from Applicant

Mark Herman

From: David Meyer <[REDACTED]>
Sent: Wednesday, December 15, 2021 7:14 PM
To: Mark Herman
Subject: RE: ZBA meeting Palos Park
Attachments: Front setback revision1.pdf

Mark,

A revised, clean drawing is attached. This redesigned plan is based on our original concept for a two car garage.

When we originally proposed a garage addition, we had the front of the addition even with the front of the existing garage. I presented this concept in my first meeting with Lauren but was informed that due to current variance caps we would not be able to locate the addition in-line with the front of the house. We then worked with our architect to design a usable garage that would meet the variance limitations and blend with the style of our house. When the design was presented to the Zoning Board, there were concerns regarding the side variance and the close proximity of the addition to the property line.

With the newly passed ordinance 2021-30 I would like to revisit building the addition in-line with the front of our existing house. In doing this, we would relocate one garage door to the front of the existing garage and then add a single car garage on the side. This will give us a true two-car garage without encroaching on the northside property line.

Thank you,

David Meyer, Jr.



THE ART OF
ILLUMINATION

cell [REDACTED]

www.omnilight.com

Exhibit 7: 2021-2022 Information

December 8, 2021 ZBA Minutes

One member of the public, Peng Doe, who lives in a house adjacent to the subject property, spoke during the public hearing with concerns about ensuring his property does not flood.

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

AYES: -6 John Marsh, Phyllis Adams, Vanetta Wiegman, Nancy Konior
Mike Wade and Patrick Melvin

NAYS: -0

ABSENT: -1 Richard Bone

2. ZBA 2021 - 07: An application has been filed requesting a variation from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 52.4 feet for the addition; where the required side yard setback is 29.78 feet, the applicant is proposing 12 feet; and where the required rear yard is 50 feet, the applicant is proposing 20 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

Mr. David Meyer, the petitioner, presented his variation requests to permit the construction of an attached garage on an existing residence because his current property only has an attached garage that functions as only a one car garage. Discussion was had by the ZBA members considering the petitioner's request for a front yard setback of 52.4 feet for the addition, side yard setback of 12 feet, and rear yard setback of 20 feet.

The petitioner also proposed an alternative proposal with a proposed side yard setback of 10.5 feet, for additional room in the proposed attached garage addition. The petitioner also presented photographs of water on the south side of the property after heavy rains.

The ZBA discussed the request and had concerns about the proposed size of the side yard setback, the distance of the proposed work to adjacent structures, and discussed potential alternative design related to use of the existing attached garage.

Upon roll call vote, the motion to recommend continuing the request to the next regularly scheduled meeting carried as follows:

AYES: -6 John Marsh, Phyllis Adams, Vanetta Wiegman, Nancy Konior
Mike Wade and Patrick Melvin

NAYS: -0

ABSENT: -1 Richard Bone

IV. NEW BUSINESS: No new business

V. AUDIENCE COMMENTS: None

VI. ADJOURNMENT:



VILLAGE OF
PALOS PARK

TO: Village of Palos Park Zoning Board of Appeals
HEARING DATE: December 8, 2021 at 7:30pm
FROM: Building Department
SUBJECT: Staff Report

PROJECT TITLE

ZBA 2021 - 07: An application has been filed requesting a variation from the requirements of Chapter 1268.02(e) Front Yards, Chapter 1268.02(f) Side Yards, and Chapter 1268.02(g) Rear Yards to permit the construction of an attached garage on an existing residence. Where the required front yard setback is 65.54 feet, the applicant is proposing a front yard setback of 52.4 feet for the addition; where the required side yard setback is 29.78 feet, the applicant is proposing 12 feet; and where the required rear yard is 50 feet, the applicant is proposing 20 feet. The subject property is commonly known as 12441 Elm Street in Palos Park, IL.

APPLICANT INFORMATION

PROPERTY OWNER(s): David & Suzanne Meyer
12411 S. Elm Street
Palos Park, IL 60464

EXHIBITS:

1. Aerial of Subject Property
2. Zoning of Subject Property
3. Topographic Map of Subject Property
4. Staff Photos of Subject Property
5. Application for Zoning Variance, Variance Hardship Criteria
6. Plat of Survey
7. Proposed Plans
8. Applicant Photos
9. Written Comment from Neighbor

PUBLIC HEARING NOTICE: The notice for this hearing was published in *The Regional News* on November 18, 2021 in accordance with the Village Zoning Ordinance. A sign was posted on the subject property, and the Village notified neighboring property owners within 350' of the subject property 15-30 days prior to the date of the hearing.

NEIGHBORHOOD COMMENT: One neighbor contacted staff regarding the project.

PROPERTY INFORMATION

EXISTING ZONING: R-1-A One Family Dwelling District
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 22,192.55 square feet
PIN: 23-27-407-012-0000

Exhibit 7: 2021-2022 Information

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December 8, 2021

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SURROUNDING ZONING AND LAND USES:

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

COMPREHENSIVE PLAN

Land Use Designation: Low Density Single Family Residential

ANALYSIS

DESCRIPTION

The subject property, commonly known as 12441 S. Elm Street, consists of a single parcel zoned R-1-A Single Family Residential. The property is developed with an existing single-family residence with an attached garage. The applicant proposes an attached garage addition and screened porch. As shown on the table below, the proposed request does not comply with the Village's required front, side, and rear yards for properties zoned R-1-A.

	Requirement	Existing Residence	Proposed
Lot Size	43,560 sf (1 ac)	22,192 sf (0.51 ac)	22,192 sf (0.51 ac)
Lot Width	150 feet	198.52 feet	198.52 feet
Setbacks/Yards			
Front (average of block)	64.54 feet	27.7 feet	52.4 feet
Corner	N/A	N/A	N/A
Side (greater of 15% or 15')	29.78 feet	30.5 feet (north) 91 feet (south)	12 feet (north) N/A (south)
Rear	50 feet	51 feet	29.25 feet
Total Side Yard	30 feet	121.5 feet	103 feet
Side Load Garage Setback	30 feet	30.50 feet	N/A
FAR	22%	15.3%	19.8%
Building Coverage	20%	9.8%	14.3%

The applicant is proposing the garage addition as the existing garage, while intended as a two-car garage, does not allow for the parking of two vehicles in the garage due to the location of a stairway in the garage.

ANALYSIS OF STANDARDS – VARIATIONS

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

1. **Site Conditions:** There are one or more unusual physical conditions of the site, such as size, shape, or slope, that were not created by a person having an interest in the property, that are unavoidable or uncorrectable, or that are worthy of preservation, such as a creek, wetland, or specimen trees, and that make it a substantial burden to use the

Exhibit 7: 2021-2022 Information

property or develop the property, or otherwise result in a substantial loss of value or cause the site to be unable to yield a reasonable return, without a variance.

Finding. The subject property is a parcel that is 22,192 sf (or 0.51 acres) in size. The applicable zoning setbacks for R-1-A zoned properties are intended for lots of 1 acre in size. In addition, the subject property only has a depth of 111.86 feet, which is less than the majority of the other parcels on the block, which have a depth of around 265 feet. This impacts the applicable front setback, which is based on the average front setback of the block. Since most of the adjacent properties have more than double the yard depth, those houses are setback further, which increases the required front setback for the subject property.

Considering the lot depth of 111.86 feet and the required front setback of 52.4 feet and rear setback of 50 feet; the front and rear setbacks overlap (see Figure 1 below). This would not allow for any buildable area on the subject property. The existing house is setback 27.7 feet from the front property line and does not comply with the required front setback of 52.4 feet. The Village of Palos Park Code only allows additions on nonconforming structures provided the addition complies with applicable regulations, such as the front setback [Section 1280.06].

Note that locating the garage addition to the south side of the house might remove the need for a side yard setback variance; but there is a notable slope to the south of the house which makes an addition in this area difficult. The applicant has provided photos from recent storm event showing that the area floods. In addition, a garage addition to the south and associated driveway extension would result in the need to remove numerous trees.

Please note the applicant had been in contact with Village Staff this past Spring when designing the plans. The proposed additions conform with limitations on requested variances that were set in Section 1264.04 of the Village Code. However, on November 23, 2021 the Village passed Ordinance 2021-30 which amended the code to remove the setback limitation provisions. The amended code now allows for a petitioner to make any amount of a setback variation request and not be limited by a certain percentage.

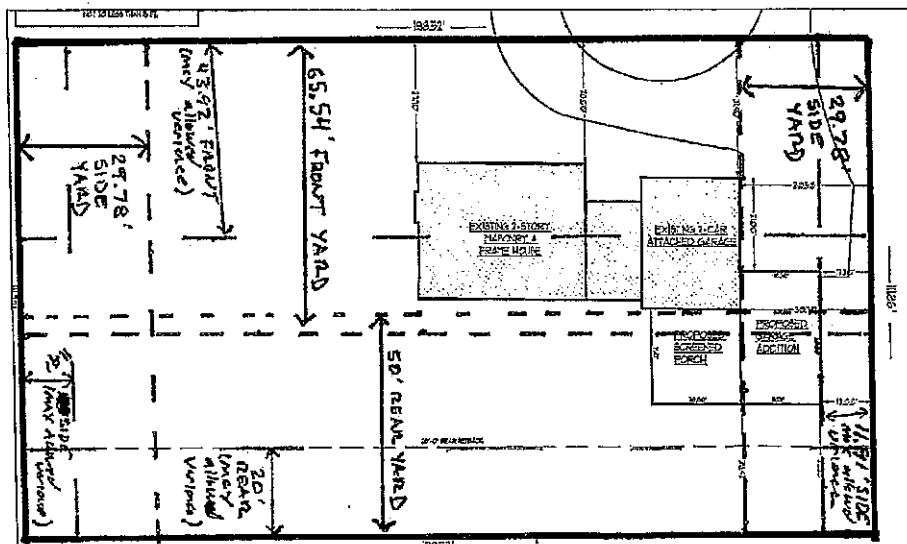


Figure 1: Required and Proposed Setbacks

Exhibit 7: 2021-2022 Information

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December 8, 2021

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

Finding. The strict application of the setbacks as required by code would not serve only a temporary personal convenience, as usable garage space would benefit future property owners.

As previously noted, there is no alternative development plan that could occur as it pertains to the required front and rear yard setbacks. These setbacks overlap, so no addition could occur without a variance. An alternative development plan in which the proposed addition is to the south of the existing home, and not to the north, has been considered and would eliminate the need for the side yard setback. However, the topography of the lot results in considerably more slope to the south, which according to the applicant floods regularly, and would result in the need to remove a considerable number of trees. Utilization of the north side of the property would allow for use of the existing driveway and require removal of fewer (possibly no) trees.

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

Finding. The applicant has stated that the variation would not alter the essential character, scale, intensity, and open space of the area and will be in keeping with the purpose of Section 1260.02 of the Code. The reduced setbacks should not alter the character or scale of the area or be injurious to adjacent property.

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

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

Finding. The existing uses in the surrounding area are all residential uses. The proposed addition does not alter the existing single-family residential use of the subject property.

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

Finding. The subject property and the surrounding area are zoned R-1-A One-Family Dwelling District. Other than the requested yard variances, the existing single-family residence with proposed addition is in conformance with the requirements of the R-1-A zoning district.

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

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

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December 8, 2021

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7. **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 existing single-family residence with proposed addition is consistent with the residential trend of development in the surrounding area.

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

Finding. The existing single-family residence with proposed addition is consistent with the Comprehensive Plan Land Use designation of Low Density Single Family Residential.

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

Finding. The property is a 22,192 square foot lot with 198.52 feet of lot width and frontage along Elm Street. The subject property is surrounded by other properties also zoned R-1-A.

STAFF RECOMMENDATION

The lot was developed prior to current regulations and is smaller than the one acre minimum required by the code. These conditions have existed prior to the establishment of current standards and is unavoidable by the current owner of the property. In addition, the lot is not as deep as the majority of the other lots on the block, resulting in those homes being set further back and creating a larger required front setback. Finally, the topography of the lot and presence of numerous trees creates difficulty for the property owner to construct the addition in an alternative location. These considerations create an undue burden on the property owner regarding improving the property with a building addition. Staff recommends approval of the requested variations.

RECOMMENDED MOTION

Concurring with the findings as outlined in the Staff Report, I move to recommend that the Village Council approve the requested 52.4 foot front yard setback, 12 foot side yard setback, and a 20 foot rear yard setback; rather than the 65.54 foot front yard setback, 29.78 foot side yard setback, and 50 foot rear yard setbacks as required by Chapter 1268.02 (e), (f) and (g) of the Village of Palos Park Code to allow the construction of a garage addition and screen room addition on the property commonly known as 12441 Elm Street.

Exhibit 7: 2021-2022 Information

Exhibit 5: Application for Zoning Variance, Variance Hardship Criteria

Zoning Department
8999 West 123rd Street
Palos Park, IL 60464
Phone: 708-671-3700
Fax: 708-448-9542
Web: www.palospark.org



VILLAGE OF
PALOS PARK

Applic. Date: _____
File #: _____
Fee: _____

Application for Zoning Board of Appeals

1. Applicant _____ Daytime Phone _____

Mailing Address 12441 S. ELM ST. PALOS PARK IL 60464

Email Address _____

2. Owner(s) of Record SAME Daytime Phone _____

Mailing Address _____

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 12441 S. ELM ST PALOS PARK IL 60464

5. Permanent Index Number(s) of Subject Property _____

6. Present Zoning Classification R1A Proposed Zoning Classification (if applicable) NA

Zoning Designations and Uses of properties to the North _____ South _____
East _____ West _____

8. Current Use RESIDENTIAL Proposed Use (if applicable) _____

9. Lot Square Footage 22,192.55 Building Square Footage NO CHANGE

10. Explanation of Relief requested SEE ATTACHED

11. Ordinance Section seeking Relief from: 1268.02 c, f, g

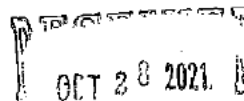
APPLICATION MUST BE FILED WITH ORIGINAL SIGNATURES

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, costing, maintaining and removing such notices as may be required by law.

Applicant Signature _____

05/24/2021
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.



RECEIVED

Exhibit 7: 2021-2022 Information

Exhibit 5: Application for Zoning Variance, Variance Hardship Criteria

10. Explanation of Relief requested

Variations

Due to our lot running north/south and our neighbor's lots running east/west, and our house being located on the far north side of the property, we need the following variances in order to build a usable garage:

Front setback variance: our house does not meet the front setback requirement as it currently sits. We have altered the plans for the garage based on meetings with the village. The redesigned garage location will meet the front setback requirement with an approved variance.

Side setback variance: Our house is located on the far north side of our property. Based on the changes made to the design of the original plans, we also need a side setback variance to meet the requirement of the village due to the location of our house on our lot.

Rear setback variance: Based on the layout of our lot versus our neighbor's, we need a rear setback variance.

Receiving these variances to build a garage will allow us to keep with the ideals of Palos Park's ordinances, while allowing us to finally have a garage to protect our vehicles.

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?

SEE ATTACHED

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? NO

d. Is the loss of value or reasonable return due to these conditions substantial? _____

B. Development Design

1. Would the variation serve only the temporary social or personal convenience of the occupant?

NO. THE VARIATION ALLOWS US TO BUILD A USABLE GARAGE. SOMETHING WE HAVE NOT HAD IN THE 24 YEARS WE HAVE LIVED IN OUR HOUSE.

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. WE ALTERED THE ORIGINAL DESIGN AFTER MEETING WITH THE VILLAGE. IN ORDER TO HAVE THE NEW GARAGE BE USABLE, THE REQUESTED VARIATIONS ARE NEEDED.

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

C. Community Impact

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

NO.

a. Would the proposed development with the variance still be in harmony with the purposes of zoning as described in Section 1260.02 of the Zoning Code? YES.

2. Would the proposed development with the variance be substantially injurious to other property?

NO. WE HAVE SPOKE WITH OUR NEIGHBORS REGARDING OUR GARAGE PLANS. THEY ARE GOOD WITH THE DESIGN & THERE IS NO IMPACT TO THEIR PROPERTY

a. Would it be detrimental to public interests? NO

b. Would it be detrimental to Village Plans? NO

Exhibit 5: Application for Zoning Variance, Variance Hardship Criteria

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?**

Property

Hardship: lot size and location of house on lot

- Lot is nonconforming as property is less than an acre.
- Existing house does not meet setback requirements from street.
- Lot is unusually wide and shallow with house located on far north side of property. Our lot runs north/south, while neighbor's lots run east/west (see attached GIS).
- Due to topography, the southside of our property is not suitable to a build garage.

Garage

Current garage is unusable

- The house faces west, but the garage doors face north. The angle makes it nearly impossible to make the turn based on the width of the driveway and garage doors (existing garage doors only 93.5" wide – our vehicle is 91" wide including sideview mirrors).
- The garage is 20.5' wide but has a 4' wide stairwell leading to the basement, making the far bay unusable and near bay nearly impossible to make the turn for entry. Essentially we have a one car garage that, due to the location and width of the door is unusable.

(drawings and pictures attached)

Exhibit 7: 2021-2022 Information

Exhibit 6: Plat of Survey

PLAT OF SURVEY

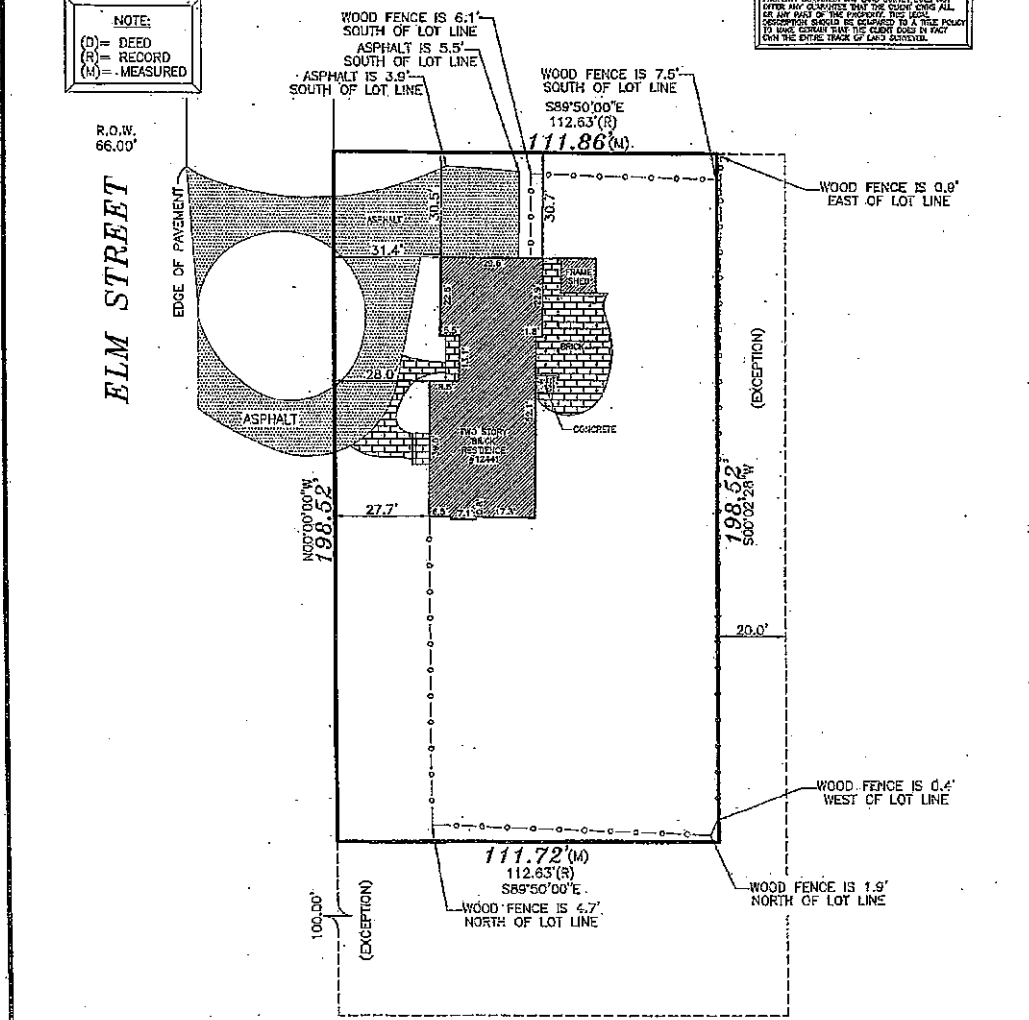
OF

THE WEST 1/2 OF THE SOUTH 1/2 (EXCEPT THE SOUTH 100.0 FEET THEREOF) AND (EXCEPT THE EAST 20.0 FEET THEREOF) OF BLOCK 6 IN MONSON AND SMITH'S 1ST ADDITION TO PALOS PARK IN SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 12441 S. ELM STREET

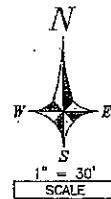
NOTE:
(D) = DEED
(R) = RECORD
(M) = MEASURED

NOTE:
A LAND SURVEYOR HAS BEEN TO MAKE A LEGAL REPRESENTATION FOR THIS GROUP, BASED UPON THE RECORDS, FIELD OBSERVATIONS, OR BY OTHER MEANS. THE LEGAL CONSEQUENCES OF THIS REPRESENTATION ARE THE PROPERTY OF THE CLIENT. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE POLICY TO BE ADOPTED BY THE CLIENT. THE CLIENT SHOULD BE AWARE OF THE ENTIRE TRAIL OF LAND SURVEYING.



CLIENT: DAVID MEYER

AREA OF SURVEY = 22192 SQ.FT.
BASIS OF BEARINGS: ASSUMED



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }
FIELD WORK COMPLETED ON 3RD DAY OF APRIL, 2021.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 12TH Day of APRIL, 2021.

IPLS No. 3354

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT UNLESS FIELD DIMENSIONS OF CURVED FORMS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

15935 S. ELL ROAD (708) 645-1136
HOMER GLEN, IL 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184,005589
EXPIRES 4/30/21

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/22

Exhibit 7: 2021-2022 Information

Exhibit 7: Proposed Plans

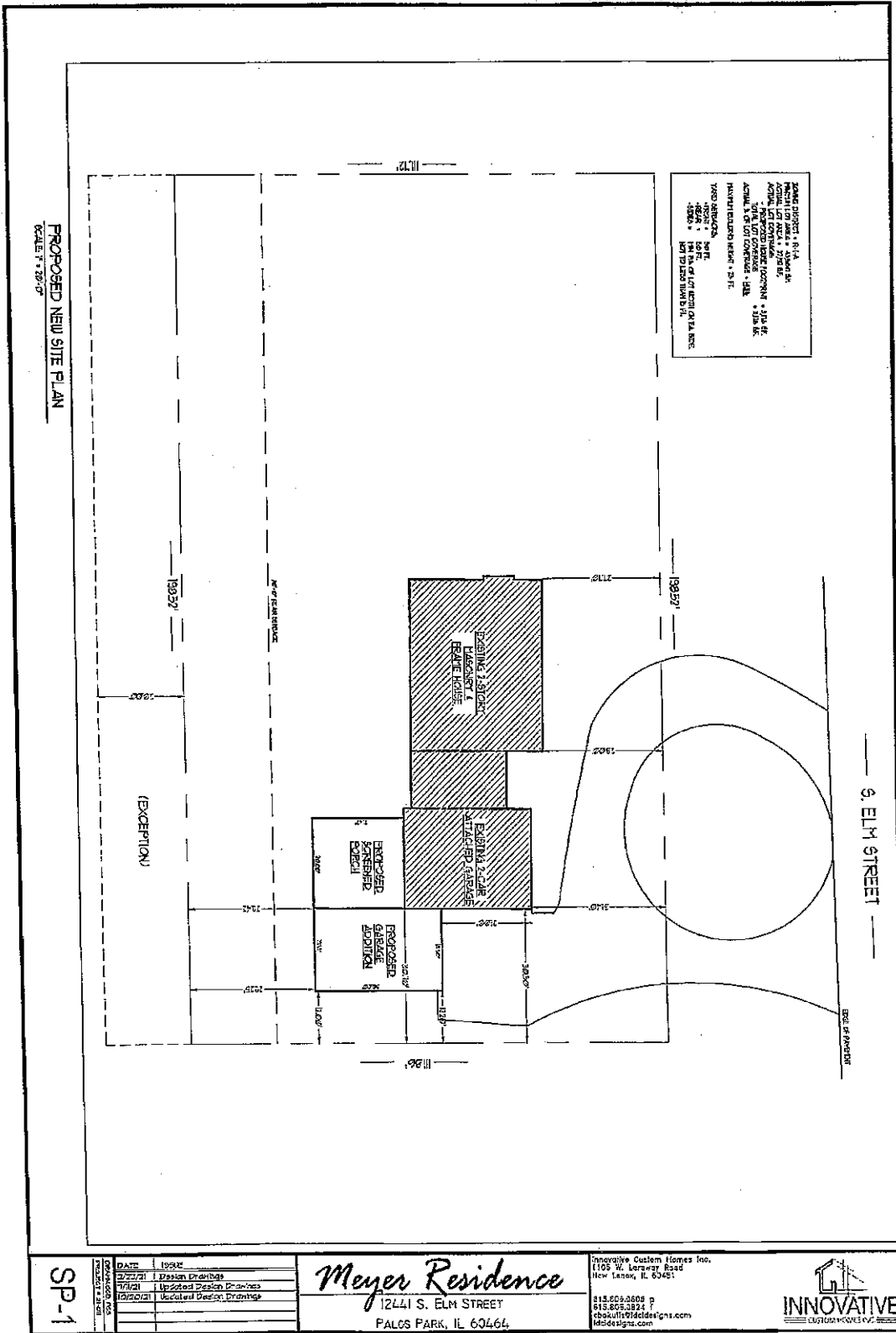
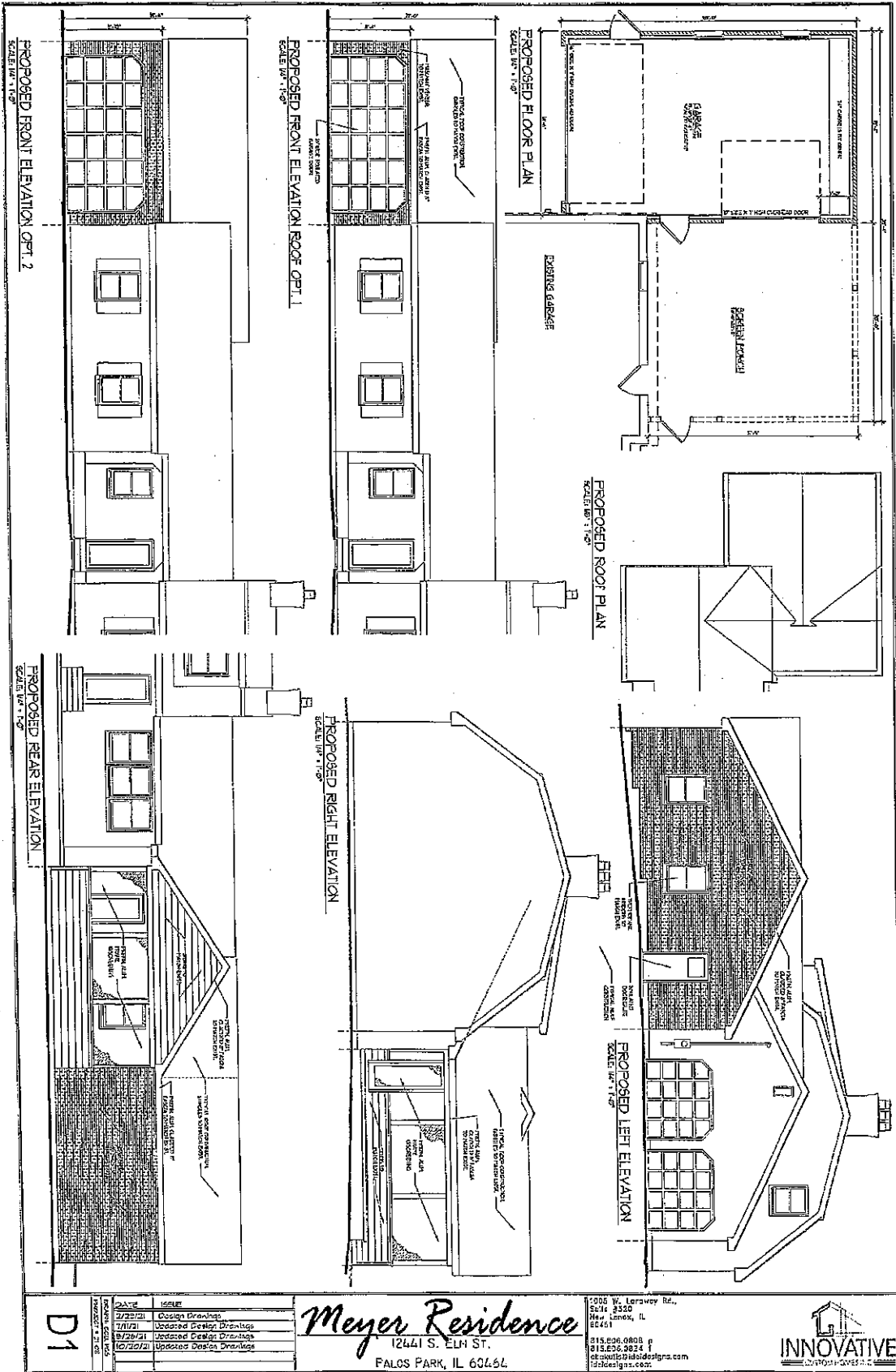


Exhibit 7: 2021-2022 Information



D1

DATE	ISSUE
2/25/21	Design Drawings
7/11/21	Updated Design Drawings
9/29/21	Updated Design Drawings
10/21/21	Updated Design Drawings

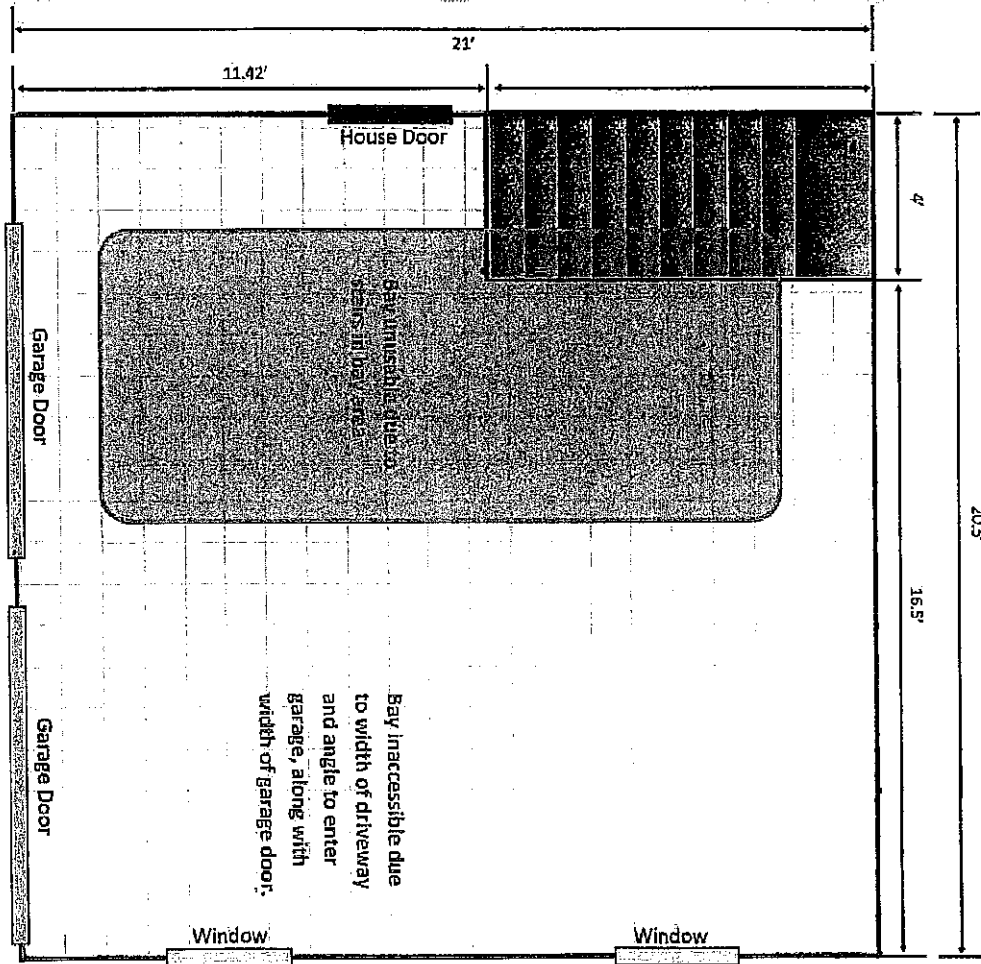
Meyer Residence
 12441 S. Elm St.
 PALOS PARK, IL 60464

300 W. Lawrence Rd.,
 Suite 230
 Meigs Grove, IL
 60461
 815.636.0808 p
 815.636.0824 f
 info@id4designs.com
 id4designs.com



Exhibit 7: 2021-2022 Information

Exhibit 8: Applicant Photos



Staff Report to the Village of Palos Park Zoning Board of Appeals (January 8, 2025)
Exhibit 7: 2021-2022 Information
Exhibit 8: Applicant Photos



Exhibit 7: 2021-2022 Information

Exhibit 9: Written Comment

Mark Herman

From: [REDACTED]
Sent: Tuesday, November 23, 2021 9:43 AM
To: Mark Herman
Subject: ZBA Case 2021-07

Dear Mr. Herman,

I wanted to let you know that we do not have any issues with the Zoning change on the house across the street from ours at 12441 Elm St the Myers residence. If you have any questions please call me at the number below.

12426 S Elm St
Palos Park Il
Cel [REDACTED]



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: January 27, 2025

6:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Approve design engineering for Village water main relocations in conjunction with the new IDOT box culverts carrying Mill Creek under 123rd Street.

BACKGROUND/HISTORY:

The Illinois Department of Transportation will be reconstructing two box culverts that carry Mill Creek under 123rd Street, just west of 93rd Street, and just west of Elm Street starting this Spring. This reconstruction will cause 123rd Street to be closed to traffic in this area for approximately 6 months. Due to the changing size and depth of the new culverts, the Village will have to relocate their water main at each location. This relocation will be at the cost of the Village and is part of a requirement in all IDOT permits for utility work in IDOT right of ways.

Hancock engineering has been working with the Village to get preliminary plans approved. The project will go out to bid in March of 2025, and the work will be done this year once the road is closed. The Village will save money by doing the work once the closure takes place by not having to restore the pavement.

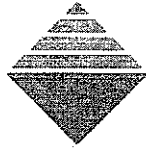
The Hancock proposal includes preparation of the construction plans, specifications, bidding documents, assistance in acquiring the IEPA permit, and coordination with IDOT for the work. The proposal is a lump sum cost of \$30,180.00 budgeted in the Water Fund.

STAFF RECOMMENDATION:

Staff recommend approving the proposal from Hancock Engineering.

RECOMMENDED MOTION:

I move to approve the proposal from Hancock Engineering in the amount of \$30,180.00 to complete all work necessary to bid the two (2) Village water main relocations as part of the IDOT Mill Creek Culvert project.



**HANCOCK
ENGINEERING**

100+ Years of
Excellence

Civil Engineers ♦ Municipal Consultants ♦ Established 1911

January 15, 2025

Mr. Michael Sibrava
Director of Public Works
Village of Palos Park
8999 W. 123rd Street
Palos Park, IL 60464

Re: Village of Palos Park
123rd Street Water Main Relocation
Engineering Proposal – Final Plans & Specifications

Dear Mr. Sibrava:

We appreciate the opportunity to offer this proposal for design engineering services related to preparing plans for assisting the Village with providing plans and specifications for the Village's use in bidding the relocation of water main in advance of IDOT's replacement of culvert crossings 123rd Avenue. Our understating is that the IDOT as approved the proposed plans prepared by our office for the work and the village will be bidding the work as an independent contract awarded by the Village. The construction of the project is to be closely coordinated with IDOT's to allow for an efficient replacement of the water main once IDOT has removed the existing culvert at each location.

1. We understand the scope of engineering services will be as follows:
2. Confirm the coordination of final plans with IDOT's proposed work.
3. Complete plans consisting of cover sheet, general notes, summary of quantities and details to supplement the previously prepared plan sheets.
4. Prepare specifications and bid proposal documents for the use by the village with the bidding of the project.
5. Assist the Village with the preparation and submittal of an IEPA Construction Permit for the realigned water main.

Proposed Costs

Hancock Engineering shall complete the Design Engineering Services for the proposed project for the Lump Sum fee of \$30,180.00 based on the breakdown of service shown below.

IDOT Project Coordination	\$ 1,200.00
Final Plan Sheets (Cover, General Notes, SOQ, Details)	\$ 5,200.00
Preparation of Specifications & Bid Proposal Packet	\$ 14,100.00
Assistance with IEPA Permit for Construction	\$ 5,880.00
Revisions Based on Village Review Comment	\$ 4,800.00
Total Lump Sum Fee	\$ 30,180.00

January 15, 2025
Page 2

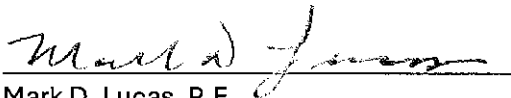
The above cost does not include services associated with legal surveys, preparation of plats of survey, preparation of geotechnical investigation of soils, review environmental of soils for potential contamination, or structural review of trench procedures, nor a maintenance of traffic plans as this will be done during IDOT's contract shut down of the roadway, nor an IDOT permit.

We propose that any services rendered in excess of the specified Scope of Services shall be performed with consent of Village prior to their performance according to either a mutually agreed lump sum fee or at the hourly rate based on the attached Schedule of Hourly Rates. We anticipate being able to have our work completed within three weeks of receiving approval of our proposal.

We look forward to providing professional engineering services to the Village of Palos Park. If you should have any questions after you have had an opportunity to review our proposal, please call our office at your convenience.

Respectfully submitted,

EDWIN HANCOCK ENGINEERING COMPANY



Mark D. Lucas, P.E.
Executive Vice President

ATTACHMENT A

2024 SCHEDULE OF HOURLY RATES

PERSONNEL CLASSIFICATION	HOURLY RATE
ENGINEER – VI	\$160.00
ENGINEER – V	\$145.00
ENGINEER – IV	\$135.00
ENGINEER – III	\$127.00
ENGINEER – II	\$117.00
ENGINEER – I	\$105.00
ENGINEERING TECHNICIAN – V	\$134.00
ENGINEERING TECHNICIAN – IV	\$124.00
ENGINEERING TECHNICIAN – III	\$92.00
ENGINEERING TECHNICIAN – II	\$73.00
ENGINEERING TECHNICIAN - I	\$48.00
CAD MANAGER	\$128.00
CAD - II	\$108.00
CAD –	\$93.00
ADMINISTRATIVE	\$65.00

**Note: Schedule of Hourly Rates is subject to change annually as of March 1st.
The most current Schedule of Hourly Rates will be in effect at the date of service.**



8999 West 123rd 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: January 21, 2025
Subject: Building Department Report for Council Meeting January 26, 2025

CONSTRUCTION CONDUCT & WORK HOURS

We all have a role in protecting, maintaining, and improving our environment. Construction conduct means being a good neighbor. Village Code Chapters 1460, 652, and 480 define appropriate conduct on construction sites. Please review codes on-line or get a copy at the Kaptur Center. The goal is to keep undesirable impacts to a minimum. Respect for neighbors, safety, and cleanliness will lead to a successful construction project.

Contractor work hours are Monday – Friday 7AM – 8PM or dusk if earlier and Saturday 7AM – 5PM or dusk if earlier and not on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. Homeowners may do construction Monday – Saturday 7AM – 9PM or dusk if earlier and Sundays and Holidays 10AM – 6PM or dusk if earlier.

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

PERMITS:

The Building Department processed *three (3) permits* from January 8, 2025-January 21, 2025 resulting in **\$560.00** permit fees for a total of **\$211,411.00** in permit fees for this fiscal year. Please see attached for more details.

BUILDING PERMIT INSPECTIONS

Twenty (20) inspections were completed during this time.

County Monthly Permit Report

01/21/2025

1/1

Date Issued	Permit #	Applicant	Address / Parcel	Const. Value	Fee
01/16/2025	SR25-0001	VIRGINIA KNIZER	8020 127TH ST	\$40,000.00	\$225.00
	Permit Type:	Structural Repairs	23-26-415-015-0000		
	Work Description:	STRUCTURAL REPAIRS			
01/14/2025	RS25-0001	ROOFING STAFF & REMODELING, INC	8145 N AUTOBAHN DR	\$26,398.40	\$225.00
	Permit Type:	Roof (Shingle)	23-23-416-020-0000		
	Work Description:	roof			
01/15/2025	HVR25-0001	KING HVAC SYSTEM, LLC	28 LAUGHRY LN	\$7,772.00	\$110.00
	Permit Type:	HVAC (Replacement)	23-33-200-059-0000		
	Work Description:	HVAC			

Total Permits For Type:	3
Total Fees For Type:	\$560.00
Total Const. Value For Type:	\$74,170.40

Grand Total Fees:	\$560.00
Grand Total Permits:	\$3.00
Grand Total Const. Value:	\$74,170.40



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: January 27, 2025

6:30 PM

Kaptur Administrative Center

AGENDA MATTER:

Agreement with HR Green regarding Building Code Update Review

BACKGROUND/HISTORY:

Recently the State of Illinois enacted Public Act 103-0510 regarding building codes. One specific provision requires that "structural design" review may not be less stringent than a "baseline building code." Examples of structural design requirements involve snow loads, wind loads, soil loads, hydrostatic pressure, etc. The Act defines the "baseline building code" as codes published by the International Code Council ("ICC") which include the International Building Code ("IBC"), International Existing Building Code ("IEBC"), and International Residential Code ("IRC") within the last 9 years. The Village's adopted ICC Codes are from 2012. Certain structural design regulations, such as for basic wind speed, have increased since the 2012 codes. The Village (and our building plan review consultant, HR Green) will enforce the more stringent requirements as per the new state law. However, to be clearer to design professionals and builders and to better align with the codes adopted by other area municipalities, it would be beneficial to update our ICC Codes, as well as the National Electrical Code ("NEC") at this time.

The Village is seeking to begin the process of updating its ICC and NEC building codes by entering into an agreement with our building code plan review consultant, HR Green. If the agreement is approved, HR Green will compare the Village's 2012 codes currently adopted with proposed new codes (the 2021 ICC codes and 2020 NEC). This would involve identifying primary differences and providing recommendations for amendments to these codes for consideration and approval by the Village Council consistent with the current policies, plans and trends of the general construction industries, Village of Palos Park standards and consistency with other communities in the surrounding region. HR Green would make recommendations to minimize code contradictions and identify any potential controversial provisions. The Village would be billed for time and material for this work, as per the agreement not to exceed \$10,000.

For the fiscal year 2025 the Village had budgeted a considerably greater amount for a planning study as part of an RTA grant, which the Village was *not* awarded. As such, there are funds available in the current budget for this work. New ICC and NEC code adoption would bring the Village codes to a more current standard and would be good for approximately 8-10 years.

STAFF RECOMMENDATION:

The staff recommends approval of the attached Resolution approving an agreement for building code review with HR Green.

RECOMMENDED MOTIONS:

I move to approve Resolution 2025-R-01 a "Resolution Approving And Authorizing The Execution Of A Simple Scope Short Form Agreement With H.R. Green, Inc. Relative To Building Code Update Review"

Attachments:

Resolution 2025-R-01

Simple Scope Short Form Agreement with HR Green

RESOLUTION NO. 2025-R-01

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF
A SIMPLE SCOPE SHORT FORM AGREEMENT WITH H.R. GREEN, INC.
RELATIVE TO BUILDING CODE UPDATE REVIEW**

WHEREAS the Village of Palos Park (the "Village") has determined that it is in the public interest that the Village outsource some of its building and zoning plan review and inspection work; and

WHEREAS, the Village previously underwent a thorough search of competent firms to provide the necessary scope of services relative to this building and zoning plan review and inspection work; and

WHEREAS, the Village previously determined HR Green, Inc. to be the best suited firm to do the necessary work, and HR Green, Inc. has been satisfactorily performing the necessary work for the Village; and

WHEREAS, the Village desires to perform a review of its building codes to assess needed updates and local amendments; and

WHEREAS, HR Green has submitted a proposal to perform this code review; and

WHEREAS, the Village and HR Green, Inc. have reached a written common understanding of the terms of the work and cost to the Village in the form of Simple Scope Short Form Agreement attached as Exhibit A to this Resolution; and

WHEREAS, the Village finds it in its best interests to authorize the Mayor, the Village Manager or a designee to sign the agreement attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Palos Park, Cook County, Illinois, that Nicole Milovich Walters, Mayor of the Village of Palos Park, Richard Boehm, Village Manager of the Village of Palos Park and/or a

designee, are hereby each individually authorized to execute the Simple Scope Short Form Agreement with H.R. Green, Inc. relative to building code update review attached as Exhibit A on behalf of the Village of Palos Park.

ADOPTED this 27th day of January, 2025, pursuant to a roll call vote as follows:

AYES: -0-

NAYS: -0-

ABSENT: -0-

APPROVED by me this 27th day of January, 2025.

Nicole Milovich-Walters
Mayor

ATTEST:

Marie Arrigoni
Village Clerk



HRGreen.

Simple Scope Short Form Agreement

Project: Village of Palos Park
Building Code Update Review

Project No: 2502055
Phase No(s):
Date: 1/14/2025

Client: Village of Palos Park
Contact: Mr. Richard Boehm
Title: Village Manager
Address: 8999 W. 123rd Street
City/State/Zip: Palos Park, IL 60464
Phone/Email/Fax No. 708-671-3700

The Village of Palos Park (CLIENT) agrees to employ HR Green, Inc. (COMPANY) to perform the following services:

COMPANY shall perform a review of the currently adopted 2012 codes from the International Code Council (ICC) and the 2011 National Electrical Code (NEC), and any amendments as applicable, comparing these documents to the provisions of the 2021 edition code set from the ICC and 2020 edition of the NEC. COMPANY shall identify primary building code differences and recommendations for amendments to these codes for consideration and approval consistent with the current policies, plans and trends of the general construction industries, the Village of Palos Park and other communities within the surrounding region. COMPANY will attend meetings or conference calls with Village Staff to answer any related questions, as requested. COMPANY will review the final draft of any amendments, as prepared by the CLIENT, and make any recommendations to minimize code contradictions and identify any potential controversial provisions.

The tentative start date for this review will be February 3, 2025, with an estimated completion date on or before April 1, 2025. The completion date may be extended depending on the timeline of CLIENT input and amendment ordinance preparation by the CLIENT.

This project will be billed Time and Material based on the COMPANY Bill Rate Fee Schedule below and shall not exceed \$10,000. When fees reach 80% of total, evaluation of status of the project shall be made to adjust the fee limit or lessen COMPANY involvement.



Personnel	Bill Rate
IL Registered Architect	\$200 per hour
ICC Master Code Professional / Certified Building Official	\$170 per hour
ICC Certified Building Inspector / IDPH Licensed & Certified Plumbing Inspector	\$135 per hour
ICC Certified Fire Inspector	\$150 per hour
Permit Coordinator / Administrative Assistant	\$135 per hour

The CLIENT agrees to pay COMPANY for the above scope of services:

Fees for Services will be based on Time and Material Not-To-Exceed \$ 10,000.00

- Reimbursable Expenses Included
- Sub-Consultant Services Included
- Prepayment Required for Services to Commence

Copy To:

- Accounting
-

TERMS AND CONDITIONS

This Short Form Agreement is an addendum to and is considered part of the Master Agreement between CLIENT and HR Green. All terms and conditions contained in that agreement apply to this Short Form Agreement.



This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. The effective date of the AGREEMENT shall be the last date entered below.

VILLAGE OF PALOS PARK
8999 W 123rd Street
Palos Park, IL 60464

HR GREEN, INC.
1391 Corporate Drive, Suite 203
McHenry, IL 60050
815-385-1778

Accepted by: _____

Approved by: Timothy J. Hartnett

Printed/
Typed Name: Richard Boehm

Printed/
Typed Name: Timothy J. Hartnett

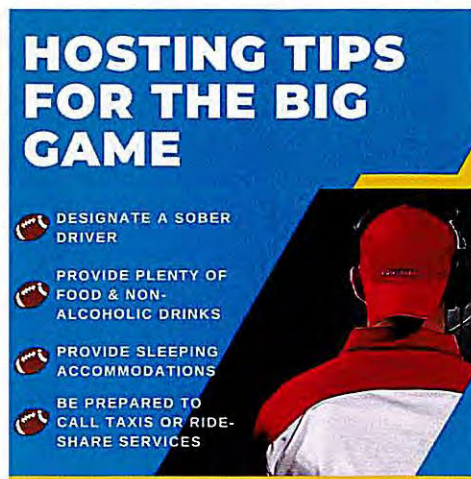
Title: Village Manager

Title: President – Municipal Services

Date: _____

Date: 1/14/2025

J:\2025\2502055\Admin\Contract\Client\agt_2025_0114_Palos_Park_code update SFA_mp.docx



The Super Bowl is America’s most watched national sporting event and Super Bowl weekend is historically a deadly period for impaired driving.

Have a safe Super Bowl weekend!

Plan for a safe Super Bowl weekend, not only for your safety and others, but also to avoid penalties. Palos Park Police and law-enforcement agencies throughout the area will be out in force to spot unsafe driving. Driving under the influence is the number one cause of traffic crashes and fatalities during the holidays, and Super Bowl weekend is no different.

We realize the Super Bowl is one of America’s most highly anticipated sports events, when friends and family gather in homes, bars and restaurants to celebrate. As Super Bowl Sunday approaches and football fans across the area prepare for the game, Palos Park Police remind everyone to designate a sober driver because – Fans Don’t Let Fans Drive Drunk.

Police Commissioner Dan Polk said, “If you’re attending a Super Bowl party or watching the game at a sports bar or restaurant, please designate a sober driver, or plan another way to get home safely before the party begins.” Polk continued, “If you don’t have a designated driver, then ask a sober friend for a ride home; call a cab, friend, or family member to come and get you. If you are in Palos Park, and have had too much to drink, you can contact Palos Park Police, and they’ll ensure you get home safely.



Palos Park Police “YOU ARE NOT ALONE” Program

As we head into the deep winter freeze PPPD wants to remind residents about the “You are not alone” program which assists Palos Park Senior Citizens who may be home alone during the day or live alone. The program is geared towards Palos Park Senior Citizens who are self- sufficient but would welcome a Palos Park officer to check on them on a regular basis.

The premise of the “You are not alone” program is for Palos Park Police Officers to check on senior residents periodically and make sure that they are not in need of immediate medical care, that their home is secure, that their utilities are working and that they are not being victimized by scams/ruses. Any Palos Park Senior interested in participating in the program is encouraged to call Chief Joe Miller at 708-671- 3770 /jmiller@palospark.org

 **Pathlights**
Enriched by experience.
Empowered in life.

What are Social Isolation & Loneliness?

Social Isolation is a lack of social contacts and having few people to interact with regularly.

Loneliness is the feeling of being alone, regardless of the amount of social contact.



What are the risks?

- 50% increased risk of dementia
- 57% increased risk of ER visits
- 68% increased risk of hospitalization

According to a report from the National Academy of Sciences, Engineering, and Medicine.

Some warning signs:

- Weight loss/poor dietary decisions
- Boredom/lack of interest in socializing
- Skipping or forgetting medication
- Hoarding, clutter, or disrepair in home



Do you know someone who might be suffering from social isolation and loneliness? Do you need assistance?

Call Pathlights at 708.361.0219 or visit www.pathlights.org

Palos Park seniors “Be alert Palos Park for Ruse Burglaries”

Every year Palos Park residents become burglary victims by men and women who use ruses to either distract homeowners while inside their home or to get the homeowners outside. Primary targets are elderly owners of single-family or town homes. Past scams have included:

- Telling residents a fence on a neighbor’s property is being installed and they need to verify property lines
- Saying there’s a problem with the neighbor’s water and now their water needs to be checked
- Posing as a worker in the area and requesting a bucket of water
- Offering to perform landscaping such as cutting down trees
- Posing as a Village of Palos Park employee or employee of a utility company
- Saying a water or electricity problem needs to be checked
- Telling residents a family member asked them to come by to do work

Often times, the offender was talking on a two-way radio or cell phone in a language other than English, most likely with an accomplice. While the homeowner is distracted the accomplice will enter the home and steal cash, jewelry, or other accessible items.

We would like to remind residents to be suspicious of strangers that arrive uninvited to your property. Ask for identification and a phone number that can be called for verification.

Most importantly, never hesitate to contact the police department.

**Joe Miller,
Chief of Police
Palos Park Police Department
8999 W 123rd Street
Palos Park, Illinois 60464**

2025 Illinois Law Enforcement Torch Run Polar Plunge For Special Olympics

Be cool like PPPD and take the plunge with Special Olympics Illinois! Registration is now open for the 2025 Illinois Law Enforcement Torch Run for Special Olympics Polar Plunge!



Sign up to plunge, volunteer to lend a hand, or support our mission by sponsoring the event. Schools can join the fun, too, through the Cool School Challenge! Or, if you're feeling REALLY daring, pledge to plunge 24 times in 24 hours at the Super Plunge. More details on our website!

Why #PlungeIllinois in 2025? It's a unique way to support our athletes, challenge yourself, and make a difference while having fun. Learn more at plungeillinois.com and make an impact with every splash.

