

AGENDA
Planning & Zoning Committee
City of Palos Heights
July 24, 2018, 7:00 p.m.



1. Call to Order
2. Roll Call
3. Approval of Minutes: June 26, 2018
4. Old Business: **DOCKET 2017-10**

DOCKET 2017-10: petition filed by John Vanderlaan for a zoning change from R to R-1 for purposes of re-subdividing one large parcel located at 12930 S 76th Ave (PIN 23-36-102-008-0000) into three parcels each measuring 74' x 208' and containing approximately 15,392 s.f.

5/15/2017 - P&Z Commission Vote on Zoning Change: 6 Yes, 1 No; Motion Carried

DOCKET 2017-10 was reviewed by the Planning & Zoning Committee at the May 23, 2017 for possible zoning change. A second **DOCKET 2017-11** for a lot-width variance for three lots received a 3-3 tie vote at ZBA, and did not advance for lack of a supermajority vote at Council. Consequently, consideration of the requested zoning change to permit three lots became a moot.

Since May 2017, the petitioner revised the subdivision plan, and asks that the R to R-1 zoning change request be considered without the need for lot-width variance. The petitioner argues that the revised subdivision plan meets the City's zoning code lot requirement of 75-foot wide lots. Accordingly, the petitioner requests the City consider **DOCKET 2017-10** for zoning change.

The City's engineer, Morris Engineering, has reviewed the revised plan. Based on their review, Morris finds the preliminary engineering to be satisfactory to move forward in the approval process. In their review, Morris considered site engineering matters, and did not consider matters related to zoning, IDOT, MWRD and IEPA.

5. Comments/Questions
6. New Business
7. Adjournment

Meeting Decorum: Persons wishing to address the board must first be recognized by the chairman, rise, step forward to the podium, and state your name and address into the microphone. Comments and discussion is limited to ten minutes, unless an extension is granted by a majority vote of the board. All meetings are audio recorded.

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