

CITY OF PALOS HEIGHTS



Planning and Zoning Committee  
Meeting Minutes  
June 25, 2019

**Call to Order**

Chairman Clifford called the meeting to order at 7:00 p.m. on June 25, 2019. In attendance were: Chairman Clifford, Alderman McGovern, Alderman McGrogan, Alderman Key, Community Development Coordinator Ken Busse, and Recording Secretary Charlotte Moore. Also present were the petitioner, resident and City Administrator Dan Nisavic.

**Approval of Minutes**

Chairman Clifford called for approval of the minutes of the April 23, 2019. Planning & Zoning meeting, seconded by Alderman Key. All in favor and motion carried.

**Docket 2019-04:** a petition filed by Kamel Kamel to consider a zoning variance to allow a licensed Barber Shop to operate as a Special Use in a B-Zoned building located at 7154 W. 127th Street, and contained on PIN: 24-30-316-024-0000 (the "Premises").

**ZBA Vote** (Monday, 6/17/19): 3 Yes, 2 No; Motion failed

Mr. Kamel from Orland Park approached the podium and explained that at 7154 W 127<sup>th</sup> Street he would like to open a barber shop. Mr. Kamel would like to have a unique barber shop and will be in business with a barber from Burbank who attracts clientele from the surrounding suburbs. They plan to have a space to keep kids entertained. The barber shop will start with 2 employees and will have space for 5 or 6 employees as the business grows. Mr. Kamel does not cut hair, he is going into business with the barber.

Chairman Clifford had counted the parking in the rear of the building to review how many spaces are available for each shop. Currently, each store has two assigned rear spots.

Alderman McGrogan questioned how long the lease is for. Mr. Kamel stated that it would be for 5 years plus 5-year renewal option(s). Alderman McGrogan mentioned that if the vote goes favorably, we could limit the B-zoned usage to tie into the lease. Chairman Clifford stated that the special use would revert back when his lease is over. Alderman McGrogan was suggesting we might want to cap it to a certain number of years and re-evaluate.

Chairman Clifford entertained a motion to allow a special use permit at 7154 W 127<sup>th</sup> Street for a barber shop.

Chairman Clifford made a motion to allow a special use in a B-zoned district located at 7154 W 127th Street, second by Alderman McGrogan.

On a roll call, the vote was:

AYES: 2 – McGrogan & McGovern

NAYES: 2 – Clifford & Key

There being 2-2 vote, **motion tied.**

Mr. Busse stated that the next meeting will be the City Council meeting on Tuesday, July 2nd at 7:00pm. Mr. Kamel's request will require a 6 out of 8 vote.

### **New Business**

#### **Status of updates to the Comprehensive Plan and Parks & Rec Plan**

Mr. Busse provided a quick update on the Comp Plan. The Planning & Zoning Commission met on June 17th to review the current drafts of the Comprehensive Plan and the Parks & Recreation Master Plan. It was not a hearing; it was for purposes of getting the Commission up to speed with the Plan documents, their review and approval process. A public hearing will be held on Monday, July 15th at 6:30pm. At which time Teska & Associates will make a presentation of both plans.

Chairman Clifford asked if anything specific has been mentioned as to what the most viable use may be at the northeast corner of Route 83 and Harlem. Mr. Busse mentioned that there is some knowledge that a prospective buyer is currently proposing a gas station on the site. Mr. Busse states that several Planning & Zoning Commission members were discouraged by a possible gas station on the gateway site. Mr. Busse added that the consultant talked about an open-air pavilion being discussed within the Parks & Recreation Master Plan.

Chairman Clifford asked if there was any talk about a mini-millennial park? Mr. Busse stated that no design concepts played into the discussion at the Commission meeting. There were, however, parking concerns discussed and the possibility of identifying property for possible purchase for additional parking.

#### **HB1438 Cannabis Regulation and Tax Act, staff review**

Mr. Busse provided a short handout to the committee. The law is 600 pages long. The handout provided a summary of what local governments can do and what they can't do.

#### **Local Governments may:**

1. “enact reasonable zoning ordinances or resolutions, not in conflict with this Act or rules adopted pursuant to this Act, regulating cannabis business establishments.”
2. “enact ordinances or rules not in conflict with this Act or with rules adopted pursuant to this Act governing the time, place, manner, and number of cannabis business establishment operations, including minimum distance limitations between cannabis business establishments and locations it deems sensitive...through the use of conditional use permits.”
3. “regulate the on-premises consumption of cannabis at or in a cannabis business establishment within its jurisdiction in a manner consistent with this Act.”
4. “enact ordinances to prohibit or significantly limit a cannabis business establishment’s location.”

Mr. Busse brought this to the attention of this committee to let everyone know this is on the horizon. The bill was signed into law earlier in the day, and goes into effect on January 1, 2020. Discussion ensued.

Mr. Busse mentioned that the current 50 dispensaries will automatically be able to sell at retail. Between now and January 1st, the State will add another 50 dispensaries. Those added 50 will

likely come from those already operating some of the other 50. Then from January 1st to July of 2020, they are going to add another 75 or 80 locations.

Alderman McGrogan feels this situation is going to be just like the gambling thing. It is going to surround us. Alderman Key has received calls from a business owner in town and residents wondering what we are going to do. Alderman McGrogan wonders if we should do a referendum.

Dan Nisavic suggested the committee zone it out of the City for now, to give the City more time to deliberate on it. Otherwise, the City is placed under pressure for possible acting before it knows all its options. Alderman McGovern agrees with Dan Nisavic, because 6 months provides little time to thoughtfully think through all options. Dan Nisavic suggested this goes on the docket for the Planning & Zoning Commission and talk to Tom Brown on how to construct it. This will give an ample amount of time to adjust the City code.

### **Adjourn**

There being no further business, Alderman Key moved to adjourn, seconded by Alderman McGrogan. All in favor & motion carried. Meeting adjourned at 7:40 pm

Respectfully submitted

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Charlotte Moore  
Recording Secretary